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MORELAND STREET HISTORIC DISTRICT
ROXBURY
BUILDING SURVEY

Prepared by

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for

THE BOSTON LANDMARKS COMMISSION

February 1983

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PHOTOGRAPHS R 3/1-'82

apartment complex represents a late addition to a street which 1st appears on 1850s maps - originally called Allston St, changed to Alaska St in 1868. Potter Courts is named in honor of Roxbury and Boston merchant-real estate speculator Silas Potter.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

His house occupied center of their apartments corner lot. Potter owned numerous lots in Moreland St vicinity during the late 19th c.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Roxbury Directories

Atlases - 1874, 1884, 1889, 1895, 1899, 1906, 1915

Maps - 1849, 1855, '58, 1866

Boston Buildings Dept - permits.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

This house was built in 1859 for Charles T. and Ellen Maria Powell. He was a merchant/insurance agent.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Roxbury Directories

Norfolk City Registry of Deeds

Maps - 1832, 1849, 1856, 58, 1866

Atlas - 1873, 1884

ADDRESS 19, 21 Alaska St. COR. between Perrin St and
Blue Hill Ave.

NAME _____

present

original

MAP No. 18N/11ESUB AREA MT. PLEASANTDATE 1898Permits # 1330, 1331

source

ARCHITECT John H. Besenick

"

source

BUILDER A. H. ALLEN

"

source

OWNER Catherine H. Heam

original

present

PHOTOGRAPHS R3/3-'82TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus attic, basementROOF clipped gables (sides) cupola — dormers long dormer with projecting gables.MATERIALS (Frame) clapboards wood shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION Queen Anne double house retaining clapboards (ground fl.) and wood shingles (upper levels).

Paired entrances open on to porch with round arch arcade flanked by 2 story octagonal bays. These bays
culminate in wide gables which in turn project from long dormer segment (w/ pediment above paired
center windows.) Clipped gables (projecting) appear at sides of bldg. Gables supported by stepped or corbelled
 EXTERIOR ALTERATION minor moderate drastic bracket

CONDITION good fair poor LOT AREA 19 = 3285
21 = 3495 sq. feet
 NOTEWORTHY SITE CHARACTERISTICS front yard enclosed by low rubble stone retaining wall,
chain link fence and hedges - on quiet street off busy thoroughfare (Blue Hill Ave).
SIGNIFICANCE (cont'd on reverse) Large Queen Annedouble house with eccentric roof configuration -unusual combination of projecting clipped and A-shaped
gable forms w/ corbelled, shingle covered brackets -ambitious design provided by J.H. Besenick prolific

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Boston architect active during late 19th century - well represented in Moulton St and vicinity (including Masonry rows at 119-125 Blue Ave. and 236-248 Warren St., Van Ness Terrace). Beswick's early career was spent in office of S. J. F. Thayer, a prominent Boston architect responsible for numerous Back Bay town houses. Beswick had many commissions from religious organizations for parochial schools, seminaries, churches (e.g. St. James Swendenborgian church in Roxbury.)

#19.21 Alaska St is a product of Roxbury's 2nd building boom of late 19th c. (the 1st dating to 1856-1873) which occurred from c. early 1880s - early 1900's. Home construction in Roxbury, Dorchester etc. was encouraged by improved transportation links with Boston - the electric trolley was introduced to the Boston area by 1887.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1856, 1858, 1866

Atlases - 1873, 1884, 1889, 1899, 1906, 1915

Boston Building Dept. PERMITS

B. P. L. Architects file.

ADDRESS 22 Alaska St. COR. between Blue Hill Ave and PERRIN ST

NAME _____
present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE 1889 SUFFOLK DEEDS 1910.523
source

ARCHITECT _____
source

BUILDER _____
source

OWNER DAVID K. REED
original present

PHOTOGRAPHS R3/4-'82



TYPE ☒ residential ☒ single double row 2-fam. 3-deck ten apt.
☐ (non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic | basement

ROOF hip cupola - dormers 1 on main facade, 1 on side

MATERIALS ☒ (Frame) ☒ clapboards ☒ shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION Compact Queen Anne house, essentially rectangular plan, retains slate roof, colonial Revival details - interesting roof configurations - steep hip in front, narrow projecting gambrel segment at side.

EXTERIOR ALTERATION ☒ minor ☐ moderate ☐ drastic

CONDITION good ☒ fair ☐ poor _____ LOT AREA 4400 sq. feet

NOTEWORTHY SITE CHARACTERISTICS low hedge in front, on quiet residential st off busy major thoroughfare (Blue Hill Ave).

SIGNIFICANCE (cont'd on reverse) Together with

brick row next door (# 2-4-32) illustrates types of housing available to commuter residents during 1880s in streetcar suburbs such as Roxbury, Dorchester, West Roxbury etc. Improved transportation

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

links with Boston e.g. electric trolley by late 1880's, triggered building boom in Roxbury.

22 Alaska St. was built for DAVID K. REED and Son (George F.) dealers in flour, Grain and Oatmeal, 51 Commercial St - REED lived at #20 across the street. By 1890 an F. A. Morse owned this property.

Alaska St. was apparently laid out in the 1850's - Originally known as Allston St. it was renamed Alaska St. in 1868.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1856, 58, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

SUFFOLK DEEDS

ROXBURY DIRECTORIES

ADDRESS 23-25 Alder StCOR. between Blue Hill Ave and Perrin Sts.

NAME _____

present

original

MAP No. 18N/11ESUB AREA Mt. PleasantDATE 1893PERMIT #199

source

ARCHITECT C.A. Russell

PERMIT

source

BUILDER Herman Drake

PERMIT

source

OWNER Georgel. Potter

original

present

PHOTOGRAPHS R.3/5-'82TYPE ☒ (residential) single ☐ (non-residential) ☒ double row 2-fam. 3-deck ten apt.NO. OF STORIES (1st to cornice) 2 plus basement, atticROOF gambrel cupola — dormers —MATERIALS ☒ (Frame) ☒ clapboards ☒ shingles ☐ stone stucco asphalt asbestos alum/vinyl concrete iron/steel/alum.BRIEF DESCRIPTION Queen Anne Double house - T-shaped plan, characterized by distinctive

swept gambrel roof configuration (main and side facades). Pair of 2-story octagonal bays in center of main facade flanked by entrance porch along side walls (w/ Tuscan columns). Note variation on Palladian window on side walls, attic level.

EXTERIOR ALTERATION ☒ minor ☐ moderate ☐ drasticCONDITION ☒ good ☐ fair ☐ poor LOT AREA 7162 sq. feetNOTEWORTHY SITE CHARACTERISTICS low rubble stone retaining wall in front, on quiet

residential st. off busy major thoroughfare (Blue Hill Ave).

SIGNIFICANCE (cont'd on reverse) Well built Queen

Anne double house in good state of preservation - characterized by appealing swept gambrel roof lines.

Prior to its construction in 1893 this house was part of Silas Potter's estate - he was a Roxbury, Boston merchant and real estate speculator.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

also owned numerous lots along Alaska st. and throughout Moreland ST. district.
His house occupied the site of the present Potter Courts apartment complex
on the SE corner of PERRIN + Alaska STS.

Alaska st was apparently laid out during the 1850's. Originally known
as Alston ST, it was changed to Alaska ST. in 1868.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

MAPS - 1849, 1856, 58, 1866

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Boston Building Dept - permits.

ADDRESS 24, 26, 28, 30, 32 COR. near Blue Hill Ave
Alders ST.

NAME _____
present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE 1882 Permit # 27
source

ARCHITECT J. H. Besarick "
source

BUILDER Sampson Clark Co. "
and Herman DRAKE source

OWNER Silas Potter
original present

PHOTOGRAPHS R 3/6-'82



TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF flat cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne / Panel Brick masonry row (5 units) featuring recessed entrance
and (?) stone sills and lintels, each house has projecting octagonal bay (3 stories) Main facade decorated
with brick panels, corbelling, string course, pediments crown bays

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 24 = 2571 28 = 2514 32 = 2897
26 = 2318 30 = 2319 sq. feet

NOTEWORTHY SITE CHARACTERISTICS - generally well maintained, hedged lined front yards.
quiet residential street lined with mainly frame Italianat, mansard, Queen Anne houses.

(Map)

SIGNIFICANCE (cont'd on reverse) Handsome red brick
Queen Anne / Panel brick row - this group was
designed by the prolific late 19th century
Boston architect J. H. Besarick. During the
early part of his career he was associated with

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

S. J. F. Thayer (architect of many Back Bay town houses) By the 1880's he had his own office at Pemberton Sq., Boston - Many of Besant's commissions were for religious institutions, he was the architect of Roxbury's St. James Swedenborgian church and numerous parochial schools and seminaries. Besant is well represented in the Norland St. Historic district with masonry rows at 119-125 Blue Hill Ave, 236-243 Warren St (Van Ness Terrace) and 256-260 Warren St.

This row's first owner was Silas Potter, Roxbury and Boston merchant and real estate speculator - he owned many lots along Alaska St. his house was located at the corner of Penin + Alaska sts (now occupied by Potter Courts apartment complex).

Alaska St, known as Allston St before 1868, was apparently laid out during the 1850's

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1856, 58, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Boston Building Dept - permits

B.P.L. Architects file

Roxbury Directories



NAME	present	original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE 1875-1876 Boston Directory 1876
source

ARCHITECT _____
source

BUILDER _____
source

OWNER James Bolton
original present

PHOTOGRAPHS R3/7-'82

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic basement

ROOF Mansard cupola - dormers 2 per side

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 story mansard presently covered w/modern shingle siding. Features:
bracketed door hood, but projecting enclosed entrance is a later addition, also projecting from
main facade is 2 story octagonal bay. Cornice headed windows (4 bays) appear on side walls.
Tall corbelled brick chimney projects from mansard roof.
EXTERIOR ALTERATION 1920s extensive

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 4460 sq. feet

NOTEWORTHY SITE CHARACTERISTICS HEDGES

SIGNIFICANCE (cont'd on reverse) mansard

Single family house - formerly the residence of
James Bolton of Bolton, Dewar and Fieldhouse,
Freestone and Marble workers - their "yard" was
at West Boston Highlands. James Bolton

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

is first listed on this street in 1876. Alaska St. was developed at some point in the 1850s and was originally known as Allston St - it was renamed Alaska St in 1868.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1832, 1849, 1856, 1858, 1866

Atlas - 1873, 1884, 1889, 1895

Boston & Roxbury Directories



ADDRESS 33-35 Alkask St. COR. near Blue Hill Ave

NAME present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE 1876-7 SOF. DEED 1386.150
source

ARCHITECT source

BUILDER Frank Barthol "
source

OWNER John S. Kemp
original present

PHOTOGRAPHS R.3/8-'82

TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC, BASEMENT

ROOF GABLE cupola — dormers 2 ON MAIN FACADE

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION T-shaped, ^{double} Gothic-Italianate house with 4-bay main facade, modified entrance porch flanked by polygonal bays, pair of round-headed windows 2nd floor center, pair of pointed arch windows in center of cross gable (main facade). Wide gable with return eaves and paired brackets at sides.

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION good fair poor LOT AREA 6690 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Situated on quiet residential st off west side of Blue Hill Ave.

SIGNIFICANCE (cont'd on reverse) Substantial double

Gothic-Italianate house, presently covered with
Synthetic Siding. Constructed for John S. Kemp
in 1876-7. He was a real estate speculator
active in Moreland St and vicinity during the
1870s-90s. He is listed as the house's owner
in 1915.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Alaska st was apparently laid out in the 1850's - it was originally known as Allston st - renamed Alaska in 1868.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1906, 1915

SUFFOLK DEEDS

~~BOSTON~~ & ROXBURY DIRECTORIES

NAME	present	original

DATE c. 1884-1889 AIHSES
source

ARCHITECT _____ source _____

BUILDER _____
source

OWNER J.S. KEMP [1889]
original present

PHOTOGRAPHS R 3/8-'82

TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement, attic

ROOF Gable cupola — dormers one main facade center
one on west side

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne double house with irregular (projecting + receding) main facade
- features 2 story bay (#39), entrance porch (#39). Doors have fan and side lights.
Gables face Alaska St.

EXTERIOR ALTERATION minor moderate drastic modern shingles siding simulates brickwork.

CONDITION good fair poor LOT AREA $\frac{37 = 1332.}{397 \quad 1520}$ sq. feet

NOTEWORTHY SITE CHARACTERISTICS situated at corner of busy major thorough fare (Blue Hill Ave)
and quiet residential st (Alaska St.).

SIGNIFICANCE (cont'd on reverse) Queen Anne
double house with interesting form - built for
J.S. Kemp, a real estate speculator, in 1889.
He lived at 35 Alaska St in 1890.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1832, 1849, 1856, 58, 1866

Atlas - 1873, 1884, 1889, 1895

Roxbury Directories

ADDRESS 4 Aspen St. COR. between Montrose and Copeland sts.

NAME present original

MAP No. 10N/11E SUB AREA MT. PLEASANT

DATE 1890 - 1 Permit 1531
source

ARCHITECT C. A. RUSSELL " "
source

BUILDER " "
source

OWNER MRS. E. HUNT
original present

PHOTOGRAPHS R3/10-'83



TYPE (residential) (single) double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF hip cupola - dormers double on main facade.

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne house with round projecting bay with separate, turret-like roof. Also features encircling verandah with turned posts, angled vertical boards in transom. good stained glass windows adjacent to front door.

EXTERIOR ALTERATION minor moderate drastic modern shingle siding

CONDITION good fair poor LOT AREA 3560 sq. feet

NOTEWORTHY SITE CHARACTERISTICS opposite Dunreath St.

SIGNIFICANCE (cont'd on reverse) Part of Aspen Street's collection of 1890's and early 1900's

(Map)

Queen Anne / Colonial Revival buildings - #4 was among first to be built in this area - Aspen street was laid out in 1889

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915.
Building Department - permit

ADDRESS 8 Aspen St. COR. between Copeland and
Montrou sts.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1891 SUFFOLK DEED 1951.108
source

ARCHITECT _____
source

BUILDER _____
source

OWNER REUBEN DAVENPORT
original present

PHOTOGRAPHS R3/11-183



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic/basement

ROOF gable and hip cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne house - presently covered with aluminum siding -
has corner tower and noteworthy front porch.

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION good fair poor LOT AREA 4629 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Fir tree in front yard

(Map)

SIGNIFICANCE (cont'd on reverse) Part of collection
of Queen Anne/Colonial Revival single, 2 family
and 3 Decker houses along Aspen St. Aspen
street was laid out in 1889. This lot
had been part of a large square parcel

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

owned by a Nancy Weld. By 1895 a Charles G. Weld owned the house. Rebecca Silverman owned it in 1915.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915.

SEE ALSO DEED

ADDRESS 10 Aspen ST. COR. between Copeland and
Montoux STS.
 NAME present original

MAP No. 10N/11E SUB AREA MT. PLEASANT
 DATE 1903 SUFFOLK DEED 2841,463
PERMIT #139
source

ARCHITECT ARTHUR W. JOSEPH PERMIT
source

BUILDER CRISBY BROS. "
source

OWNER JOHN & JANE WEBB
original present

PHOTOGRAPHS R3/12-'33



TYPE (residential) single double row 2-fam. 3-deck, ten apt.
 (non-residential)

NO. OF STORIES (1st to cornice) 3 plus attic / basement

ROOF gable cupola — dormers —

MATERIALS (Frame) clapboards shingles ^{wood} stucco asphalt asbestos alum/vinyl
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne 3-Decker with puddingstone foundation, projecting
entrance porch and gable. Porch area noteworthy for Tuscan columns, attractive
entrance - stain glass sidelights, Doric pilasters, stain glass window has laurel wreath
motif.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 5835 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) Aspen street
was laid out, Feb 6, 1888. This house
was constructed on land formerly owned
by a Nancy Weld. Its first owner
was JOHN W. Webb.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<input checked="" type="checkbox"/>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<input checked="" type="checkbox"/>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas - 1879, 1884, 1889, 1895, 1899, 1906, 1915

SUFFOLK DEEDS

BUILDING DEPT. PERMIT

ADDRESS 35, 37, 39, 41, 43, 45⁴⁷ COR. Winthrop St. (H118,120)
BLUE HILL AVE

NAME _____
present original

MAP No. 10N/11E SUB AREA MT. PLEASANT

DATE 1870 SUFFOLK DCIDS 406:281
1031.192-206
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Charles F. Stafford
Alpha Presby
original present

PHOTOGRAPHS R.411-'82

TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic/basement
2 per unit-main facade

ROOF mansard cupola — dormers 2 on sides

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone Brownstone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Mansard row with flat facades, recessed entrances
on Winthrop St side wall, 2nd level. Slate shingles intact
7 units.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION good fair (poor) most if not all houses in row 35-105 + 43-1002
are vacant LOT AREA 37-1002 45-1002
Windows boarded over 39-1002 sq. feet 41-1002

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) Solid, well-crafted
mansard row currently vacant and
boarded up - in need of immediate repair.
Built in 1870 for Charles F. Stafford
and Alpha Presby. Stafford is listed

(Map)



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

is the 1843 Boston Directory as an "insurance and real estate agent, house 47 BLUE HILL AVE." Further research is needed to determine occupation of Alpha Presby - namesake of Presby Place, a cul de sac to the rear of this building. Prior to the 1870s BLUE HILL Ave walked Grovel Hall Avenue.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1884, 1895, 1899, 1906, 1915.

Roxbury Business Directories.

Suffolk County Registry of Deeds.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Stafford lived at 47 BLUE HILL AVE in 1873. Later owners included Joseph Cleve (1884) and Clifford R. Weld (1915).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915
Roxbury Directories.
Suffolk County Registry of Deeds

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

a boot and shoe dealer (shop at 113 Pearl st, Boston) Owned this property. Fisher continued to live here until c. 1900. Charles R. Adams was its owner until at least 1915.

Note - Bluehill Ave was formerly called Grove Hall Avenue - it is one of the oldest streets in the district.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Roxbury Directories

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

NORFOLK DEEDS

ADDRESS 83, 85 BLUE HILL AVE COR. BETWEEN Moreland
and Murray AVE

NAME	present	original
------	---------	----------

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1869 SUFFOLK DEEDS 110,111
source

ARCHITECT _____ source

BUILDER _____
source

OWNER William B. Wadman
original present

PHOTOGRAPHS R4/4-'82



TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF mansard cupola — dormers one single, one octagonal per unit

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) (brick) stone Brown stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Brick Mansard - two attached row houses with octagonal bays, paired entrances, replacement entrance porch, low stoops, slate shingles on Mansard intact.

EXTERIOR ALTERATION minor moderate drastic replacement entrance porch

CONDITION good fair poor LOT AREA ⁸³⁻²⁹³³₈₅₋₃₁₀₉ sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) Together with

87, 89 Blue Hill Ave thin brick mansard
contributed to remarkably intact late
19th century character of Blue Hill Ave,
between Waverly and Winthrop streets.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Suffolk County Registry of Deeds

ADDRESS 87 89 BLUE HILL AVE. Between Moreland and MURRAY AVE

NAME	present	original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1869 SUFFOLK DEEDS 952.110, 111
source

ARCHITECT _____
source

BUILDER _____
source

OWNER William B. WADMAN
original present

PHOTOGRAPHS R4/5-'82



[two attached bowfront row houses]

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF Mansard cupola — dormers single and octagonal dome on each building

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone brownstone trim concrete iron/steel/alum.

BRIEF DESCRIPTION ^{Brick} Mansard double low fronts with modern replacement porch
hood above paired entrances, low stoops. Slate shingles on Mansard roof intact.

EXTERIOR ALTERATION minor moderate drastic_____

CONDITION (good) fair poor _____ LOT AREA $\frac{87}{89} = \frac{5194}{5538}$ sq. feet

NOTEWORTHY SITE CHARACTERISTICS narrow front yards lined with hedges

SIGNIFICANCE (cont'd on reverse) This double

mansard contributed to the remarkably intact
late 19th century character of Blue Hill Ave
between Waverly and Winthrop streets.
Purchased in 1869 for William B. Washman,

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above) (# 87)

it was owned by a Catherine A. McNamara and Rebecca Helman (#89) by 1915.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915
Suffolk County Registry of Deeds

ADDRESS 91 BLUE HILL AVE COR. BETWEEN Moreland ST and Murray AVE
NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT
DATE 1878 SUFFOLK DEEDS 1411.46, 1424.252
source

ARCHITECT _____
source

BUILDER _____
source

OWNER William Donaldson
original present

PHOTOGRAPHS R.4/6-'82



TYPE (residential) (single) double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF GABLE cupola - dormers -

MATERIALS (Frame) (clapboards) shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Late Italianate house with projecting entrance porch (originally open) and 2 story octagonal bay - originally identical to #93 and similar to #99 BLUE HILL Ave.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 7002 sq. feet
late 19th c.

NOTEWORTHY SITE CHARACTERISTICS Large barn with slate roof to rear

(Map)

SIGNIFICANCE (cont'd on reverse) Most intact of late Italianate houses along BLUE Hill Ave between Waverly and Winthrop str - represent late evolutionary stage of 3 bay Italianate Popular c. 1840's - 1880.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Contributes to remarkably intact character (late 19th century)
of BLUE HILL [segment between Waverly and Wrentham sts]
House first appears on 1884 Atlas labeled Andrew Bassett
By 1915 an Annie Sullivan owned this property.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915.
SUFFOLK DEEDS.

ADDRESS 93 BLUE HILL AVE COR. Moreland ST and Murray A

present

original

MAP No. 18N/11E & 19N/11E SUB AREA MT. PLEASANT

SUFFOLK DEEDS

1411-46; 1438-26
source

source

source

original

present

PHOTOGRAPHS R4/T-'82



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus Attic / basement

ROOF GABLE cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Late Italianate dwelling with 2-story octagonal bay,
projecting entrance porch with chamfered posts, brackets, bracing, also
2 story bay on south wall. Originally identical to #91 Blue Hill Ave (next door)

EXTERIOR ALTERATION minor moderate drastic Covered with aluminum siding

CONDITION good fair poor LOT AREA 3547 sq. feet

NOTEWORTHY SITE CHARACTERISTICS hedge in front, dirt parking lot adjacent to south wall.

SIGNIFICANCE (cont'd on reverse) Late Italianate

house - its form and scale, if not siding -
contribute to remarkably intact late 19th
century character of Blue Hill Ave - [segment
between Waverly and Winthrop]

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

This house first appears on 1884 Atlas - labeled C. H. Eaton.
By 1915 an Anna McDermott owned this property.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915
Suffolk Deeds

ADDRESS 99 BLUE HILL AVE COR. between Irwin Ave
and Murray Ave

NAME _____
present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE 1882-1884 Atlases
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Michael Flynn (1884)
original present

PHOTOGRAPHS R4/8-'82



TYPE (residential) (single) double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF gable cupola — dormers —

MATERIALS (Frame) clapboards (shingles) stucco (asphalt) asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Late Italianate dwelling with 3-bay main facade,
1-story polygonal bay, projecting modern metal awning, 2-story octagonal
bay on side wall.

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION good (fair) poor LOT AREA 4618 sq. feet

NOTEWORTHY SITE CHARACTERISTICS adjacent to vacant lot

(Map)

SIGNIFICANCE (cont'd on reverse) Late Italianate
house, scale and form, if not fabric,
contribute to remarkably intact late
19th century character of segment of Blue
Hill Ave between Waverly and Winthrop sts.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

House first appears on 1884 atlas labeled Michael Flynn.
By 1915 A. Joseph C. Quinlan owned this property.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, ¹⁸⁸² 1884, 1889, 1895, 1899, 1906, 1915

NAME	present	original

DATE 1886 Permit # 79-82
source

ARCHITECT J. H. Besdrick " source

BUILDER Sampson and Clark " source

OWNER Silas Potter
original present

PHOTOGRAPHS R4/9-'82

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF flat cupola TURKEY dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone Brownstone(?) concrete iron/steel/alum.
trim (painted white)

BRIEF DESCRIPTION Brick, 5-unit Queen Anne Row with 3 octagonal bays, prominent corner tower with slate covered conical roof, Romanesque decorative elements, high corbelled parapet, short stoops - paired entrances

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA 119 = 2021
1217 = 1785 125 = 5302 sq. feet
125 = 1947

NOTEWORTHY SITE CHARACTERISTICS Narrow front yards with granite block borders,
hedge along Alaska st side.

SIGNIFICANCE (cont'd on reverse) Well crafted
brick Queen Anne row - one of better, if not the
best row of its type in Moreland st district
Corner tower is appealing landmark in area.
This row was designed by the prolific

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Boston architect James H. Besarick. Initially Besarick was associated with the Boston architectural firm of S. J. F. Thayer - he was later self employed, with office at Pemberton Square (now 2 and 3 Center Plaza opposite Government Center). He received many commissions from Protestant and Catholic churches - e.g. Parochial schools, seminaries, churches etc including St. James Swedenborgian church in Roxbury.

This row was built for Silas Potter - he owned a number of lots along Alaska St during the late 19th century.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

B.P.L. Architectural file

Boston Building Dept. - permit

ADDRESS 133 BLUE HILL AVE COR. between Alaska and Waverly Street

NAME _____
present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE 1877 Suffolk Deed 1385.17
source

ARCHITECT _____
source

BUILDER _____
source

OWNER John S. Kemp
original present

PHOTOGRAPHS R4/10-'82



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF gable cupola — dormers double on North side

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone rubblestone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 story late Italianate house with modern replacement porch, 2 story polygonal bay, fully enframed gable, covered with modern shingle siding

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION (good) fair poor LOT AREA 3558 sq. feet

NOTEWORTHY SITE CHARACTERISTICS granite steps lead to porch, rubblestone wall along front

(Map)

SIGNIFICANCE (cont'd on reverse) late Italianate house, built in 1877 for John S. Kemp — house's fabric has been altered by form and scale contribute to 19th century character of Blue Hill Ave between Waverly and Winthrop sts.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Suffolk County Registry of Deeds.

ADDRESS 137B Blue Hill Ave COR. between Alaska and Waverly streets.

NAME _____
present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

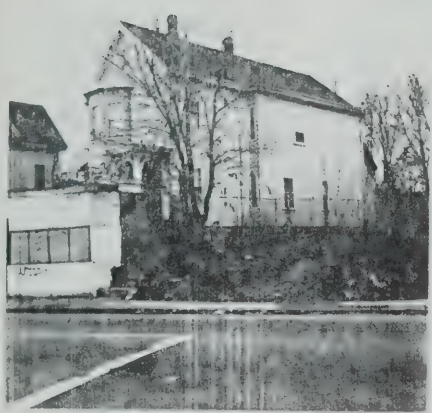
DATE C. 1873-1882 LTASES
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Charles E. Perry (1884)
original present

PHOTOGRAPHS R4/11-'82



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic/basement

ROOF gable cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos (alum/vinyl)
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Italianate house, ^{on rise} set back behind brick one story store.
entrance porch with chamfered posts, brackets, round arch bracing still intact
with 2 story bay to side

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION good (fair) poor LOT AREA _____ sq. feet

NOTEWORTHY SITE CHARACTERISTICS concrete steps climb low rise to house along
store's wall, mature tree shade front of house.

SIGNIFICANCE (cont'd on reverse) Late Italianate
house with much altered setting -
faces Blue Hill Ave, formerly called
Grave Hall Ave, one of oldest streets
in district - dating back to 18th century.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Charles E. Perry owned this house in 1884.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps 1832, 1849, 1858, 1866

Atlas - 1873, 1882, 1884, 1889, 1895, 1899, 1906, F15

ADDRESS 139 BLUE HILL AVE COR. WAVERLY ST.

NAME present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE 1882 SUFFOLK DEED 1579.375
source

ARCHITECT source

BUILDER source

OWNER ALONZO P. CLIFFORD
original present

PHOTOGRAPHS R4/12-182



TYPE residential single [?]
(non-residential) double row 2-fam. 3-deck ten apt.

NO. OF STORIES (1st to cornice) 2 plus ATTIC basement

ROOF Gable cupola — dormers ^{1 dormer, main facade}
^{1 dormer, waverly side}

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Italianate-stick style house with irregular plan, projecting
entrance porch, 2 story bay, arcaded side porch (WAVERLY), gables
(main+side facades) -king post and bracing at gables' peaks, note return eaves.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 3840 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Rubble stone wall and hedges line corner lot.

SIGNIFICANCE (cont'd on reverse) Intact example

of Italianate-stick style house. Initially owned
by Alonzo P. Clifford, by 1884 property
labeled George W. Gregory (Bromley Atlas).
Prior to 1870's BLUE HILL AVE was called

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Grove Hall Ave - along with Warren St is oldest thoroughfare in district (as well as Mt. Pleasant historic district's eastern boundary).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

MAPS - 1832, 1849, 1856-58, 1866
ATLASES - 1873, 1884, 1889, 1895, 1999, 1906, 1915
SUFFOLK DEEDS
A RECORD of the STREETS, ALLEYS, PLACES, etc in the
City of Boston - street commissioners Report 1910

ADDRESS 3-5 BURTON AVE COR. off Copeland StNAME present originalMAP No. 18N/11E; 19N/11E SUB AREA MT. PLEASANTDATE 1840-1841 and 1891 S.P.N.E.A. pamphlet - Roxbury Home for Aged Women - 1916.
source photo inscriptionARCHITECT sourceBUILDER sourceOWNER Augustus Perrin
original presentPHOTOGRAPHS R5/1,2 - '83TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) note: institutional use since 1871.NO. OF STORIES (1st to cornice) 2 plus attic, basementROOF gable cupola SQUARE-WELLSHAPED dormers TEACH. FRONT & REARMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) (brick) stone trim concrete iron/steel/alum.BRIEF DESCRIPTION Long rectangular brick structure encompassing a Greek Revival mansion and a Colonial Revival institutional addition. Both segments are characterized by flat, unadornedbrick surfaces with simple stone sills and lintels. The S.W. Greek Revival segment rises 2 stories to a gable roof with linked chimneys. The Colonial Revival segment features a handsome
EXTERIOR ALTERATION minor (moderate); drastic large Col. Rev. wing added in 1891, main entrance, Waverly St. side is no longer intact. (S
CONDITION good fair poor LOT AREA 22021 sq. feet PhNOTEWORTHY SITE CHARACTERISTICS situated on quiet, narrow cul de sac, Northeast wall is adjacent to grassy, tree shaded lot, to rear of building is a parking area.* porte cochere with a round arched loggia. In the center of 3-5 Burton Ave is a copper cupola which dates to 1891.

(Map)

SIGNIFICANCE (cont'd on reverse) Architecturally 3-5Burton Ave represents the highly compatible marriage of a brick Greek Revival mansion and a ^{brick} Colonial Revival institutional addition. Along with the Warren house (130 Warren St.) and a cluster of Gothic

and Woodbine Sts. During the late 18th and early 19th century this land was owned by the Hon. John Read. He was a land agent in Maine during the 1760's (Readville, He was named in his honor). Prior to the Revolutionary war he was a paymaster of a militia company. After the war he settled in Roxbury living for a time in the Shirley Eustis House. He served as a Roxbury selectman - he died Jan 13, 1813. Moved; date if known _____ aged 85. His son John, a wine merchant, inherited much of what would later be the Perrin estate.

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	<u>X</u>
Commerce	<u>X</u>	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Revival houses on Montrose Ave. 3-5 Burton Ave is one of the oldest (if not the oldest) houses in the Mt. Pleasant district.

It was built in 1840-41 for Augustus Perrin, a well-to-do manufacturer of manilla straw hats. From 1871, until at least the mid 1920's the old Perrin Mansion and its brick addition housed The Roxbury Home for Aged Women.

According to Francis S. Drake Augustus Perrin's manufacturing success began "with the charitable bestowal of a dinner by Mr. Perrin's mother upon a sick and destitute sailor, who in return, taught young Perrin, the mystery of weaving manilla straw, an act wholly unknown in this country." At that time the Perrin family lived on Spring St. in West Roxbury. The demand for the Perrin's hats grew until the family moved to Boston. Apparently the Perrin mansion on Burton Ave was built as a summer retreat.

In 1871 the Board of the Roxbury Home for Aged Women and children purchased the Perrin estate (including furniture and repairs) for \$10,000.*
Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

* The Home had been founded in 1856 by James Richie who "recognized the urgent need of a home for friendless children and women without means of their own." The Home's original headquarters was at the corner of Cabot and Washington Sts in Roxbury. By 1873 the Home was restricted to the care of aged women. The receipt of the legacy of Stephen Williams in 1890 allowed the Home's Board of Managers to enlarge their quarters.*

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

The new wing was completed in 1891. By 1916 the Home housed 31 "inmates". This building is currently being used as an alcoholic detoxification center.

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

MAPS - 1832, 1849, 1855, 1858, 1866

Pamphlets - Roxbury Home For Aged Women - 1875, 1912, 1915, 1925

Town of Roxbury -

Francis S. DRAKE - 1878

ADDRESS 4 Burton Ave COR. off Copeland near
Warren Ave
 NAME _____
 present original

MAP No. 18N/11E; 19N/11E SUB AREA MT. PLEASANT

DATE 1895-6 Permit # 290
 source

ARCHITECT C.A. Russell "
 source

BUILDER M. Mc Pherson "
 source

OWNER George A. Drew
 original present

PHOTOGRAPHS R5/3-'83



TYPE (residential) single double row 2-fam. 3-deck ten apt. 3 Family
 (non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement attic

ROOF gable cupola — dormers —

MATERIALS (Frame) clapboards shingles ^{foundation} stucco asphalt asbestos alum/vinyl
 (Other) brick stone rubble stone concrete iron/steel/alum.

BRIEF DESCRIPTION 3 family house - pronounced vertical quality - loosely may
be termed Queen Anne, 3 story octagonal bay, front porch, low, fully
enframed gable.

EXTERIOR ALTERATION minor moderate drastic modern shingle siding

CONDITION good fair poor LOT AREA 3010 sq. feet

NOTEWORTHY SITE CHARACTERISTICS on quiet cul de sac

SIGNIFICANCE (cont'd on reverse) Prin to
construction in mid 1890's this building's
site was part of the George H. Drew
house lot (Drew house faced Copeland St)
Burton Ave was laid out in 1873
and was first called Copeland Court.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

This house owner included George Andrew (listed as a photographer in the 1870s), Henry Jacques (1906) and Beatrice O'Rourke (1915).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915.

Benjamin Deane. 1911.

ADDRESS 6 Buston Ave COR. off Copeland St near Waveren St.

NAME _____
present original

MAP No. 18N/11E; 19N/11E SUB AREA MT. PLEASANT

DATE 1850- (?) attributed source

ARCHITECT _____
source

BUILDER _____
source

OWNER H.M. McEIRDY 1873
original present

PHOTOGRAPHS R5/4-'83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF gable cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Essentially 6-bayed Italianate house with later enclosed porch addition, polygonal bay on end wall gable.

EXTERIOR ALTERATION minor moderate drastic modern shingle siding

CONDITION good fair poor LOT AREA 5626 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Front yard enclosed by cement wall and chain link fence, at end of cul de sac

SIGNIFICANCE (cont'd on reverse) altered Italianate house - possibly moved to this location at some point in 1860's or 1870's. Appears on 1873 Atlas labeled Henry Mc Elroy - he was a grain and meal dealer - 1802 Washington St.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Burton Avenue was originally called Copeland Court and was laid out in 1873.

Later owner of #6 included L.M. McGraw (1889), F. Griggs [1840s - 1915 (Henry Griggs)].

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas - 1843, 1884, 1889, 1895, 1899, 1906, 1915
maps - 1849, 1859, 1866.

A Record of the Streets, Alleys, Places Etc.
in the City of Boston - Street Commissioners
Report - 1910

Roxbury Directory - 1814

ADDRESS 1 CLEVELAND PARK COR. off east side of
CLEVELAND ST.

NAME present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1895-1899 A+175ES
source

ARCHITECT George A. Avery attributed
source

BUILDER source

OWNER Laura D. Cogswell 1899
original present

PHOTOGRAPHS R5/5-183



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement / attic

ROOF Gable cupola - dormers 1 per roof slope

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2-family Queen Anne house, retains clapboard and shingles
- #2 across st. was originally similar to this house - this house is surmounted by
a wide gable, 2 story bay located on west wall.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 2904 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Situated on quiet cul de sac.

(Map)

SIGNIFICANCE (cont'd on reverse) Part of collection
of Queen Anne - Colonial Revival houses in
Cleveland St - Cleveland Pk. area - Prior to the
1890s this house's lot had been part of the
Newton-Low house lot. (Arral Louis Italianate

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

house is still extant at 41 Winthrop St., corner Cleveland St.

Low's barn once covered what is now the center of Cleveland Pk.
Cleveland Park was laid out in 1898.

#1 Cleveland Park was apparently built by George A. Avery,
owner of #2 Cleveland Pk, architect of numerous houses in
Roxbury, Dorchester etc.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

ADDRESS 2 Cleveland Park COR. off east side of Cleveland
ST.NAME present originalMAP No. 10N/11E SUB AREA MT. PLEASANTDATE c. 1895-1899 ATLASES
sourceARCHITECT George A. Avery ATTRIBUTED
sourceBUILDER sourceOWNER GEORGE A. Avery (1899)
original presentPHOTOGRAPHS R5/6-'83TYPE (residential) single double row (2-fam.) 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus basement / atticROOF Gable cupola - dormers 1 per roof slopeMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION Queen Anne 2-family house, completely covered with
synthetic siding - originally similar to #1 Cleveland ParkEXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 2995 sq. feetNOTEWORTHY SITE CHARACTERISTICS situated on quiet cul-de-sac.SIGNIFICANCE (cont'd on reverse) This house occupies
land that was originally part of Ariel Low's
house lot - the Low residence is still extant
at #41 Winthrop St. (corner Cleveland St.) This
house first appears on the 1889 Bromley

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Atlas labeled George A. Avery. He was ^{an architect} responsible for numerous houses in Mt. Pleasant area including #51-54 Moreland St. Later owners of this house include Joseph D. Ferdinand (1906) and Margaret M. Ferdinand (1915).

CLEVELAND PARK was laid out in 1898.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

ADDRESS 2 CLEVELAND ST COR. near Winthrop ST

NAME _____
present original

MAP No. 10N/11E SUB AREA MT. PLEASANT

DATE c. 1889-1895 ATLASES
source

ARCHITECT _____
source

BUILDER _____
source

OWNER L.M. Gardiner [1895]
original present

PHOTOGRAPHS R5/7-'83



TYPE (residential) single double row (2-fam.) 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF hip cupola _____ dormers double on main facade
3 on side

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick puddingstone foundation concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne house presently covered with synthetic siding.
Front porch has wide, round arches.

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION (good) fair poor _____ LOT AREA 3240 sq. feet

NOTEWORTHY SITE CHARACTERISTICS located on quiet street, behind Italianate mansion,
hedge lined front yd.

SIGNIFICANCE (cont'd on reverse) This house's lot
was part of the estate of J. Newton (1880s, 90s)
and Ariel Low (1870s + earlier). Area to rear of
Newton-Low house (#41 Winthrop St) was subdivided
in the 1890s - Cleveland Park was laid out through

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

center of Low-Newton houselot in 1898.

Members of the L. M. Gardiner family owned this house until at least 1915.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1896, 1899, 1906, 1915



ADDRESS 4 CLEVELAND ST. COR. Between Winthrop ST
and MORELAND ST.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE c.1895-1899 Atlases
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Hattie S. Waterman
original present

PHOTOGRAPHS RS/a-183

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF hip cupola — dormers 1 on main facade

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne house, ^{Covered} with synthetic siding, possesses attractive
encircling verandah, wide 2 1/2 windows, original multi panel oak door, lead glass side
lights, well-crafted stain glass window on cleveland PK. side. Driel on side extends
through roof cornice.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 3825 sq. feet

NOTEWORTHY SITE CHARACTERISTICS located on quiet st, adjacent to cul de sac, surrounded
by mansard, Queen Ann residences.

SIGNIFICANCE (cont'd on reverse) This house was
built between 1895-1899 on land that had
been owned by J. Newton and Ariel Low.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ATLASSES - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Cleveland Park was laid out in 1898 - Cleveland St. laid out in mid 19th c.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1856, 58, 1866

Atlases - 1873, 1884, 1889, 1896, 1899, 1906, 1915

ADDRESS 1, 3 Copeland Park COR. off Copeland St
near Aspen St.

NAME _____
present original

MAP No. 10N/11E SUB AREA MT. PLEASANT

DATE c. 1873-1884 atlases
source

ARCHITECT _____
source

BUILDER _____
source

OWNER John M. Way
original present

PHOTOGRAPHS RS/10-'83



TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement and attic

ROOF Mansard-slates intact cupola — dormers 2 per side

MATERIALS (Frame) (clapboards) shingles stucco (asphalt, asbestos alum/vinyl
(Other) brick stone rubble stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 story Mansard featuring paired entrances beneath bracketed
shed roof, in turn flanked by polygonal bays with panels. 2nd floor sheathed in
asbestos shingle siding, 6 bays, above end two windows are steeply pitched
gables with Gothic revival sensibility. Projecting dormers in center and at sides.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA 1 = 1390
3 = 1390 sq. feet

NOTEWORTHY SITE CHARACTERISTICS LARGE TREES

(Map)

SIGNIFICANCE (cont'd on reverse) This house, despite
asbestos shingles on 2nd floor, retains its
original form, window enframements, slates etc.
- the potential for historically accurate rehab-
ilitation is high. #1, 3 Copeland Park was

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

built c. 1873 - 1884 for John M. Way. He was a prominent Boston lawyer, born in Rochester, Vermont - he came to Boston in 1874 "where his brother, the late well known Samuel A. Way, the millionaire, had preceded him."

John M. Way was admitted to the bar in 1854 after studying law with the honorable Edward Avery and Nathaniel Richardson. Way had large real estate holdings in Boston, Chicago and "the West." For many years a Roxbury resident, Way's large brick mansion stood on what is now a playground between #30 and 42 Copeland St. Copeland Park was originally named Way Place. (renamed at some point after 1915).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases -
50 years of Boston Building - Charles Damrell 1895
Boston of Today - 1892 - Edwin Bacon p. 440.

ADDRESS 2 Copeland Park COR. off Copeland ST.

NAME	present	original

MAP No. 19N/11E SUB AREA MT. PLEASANT

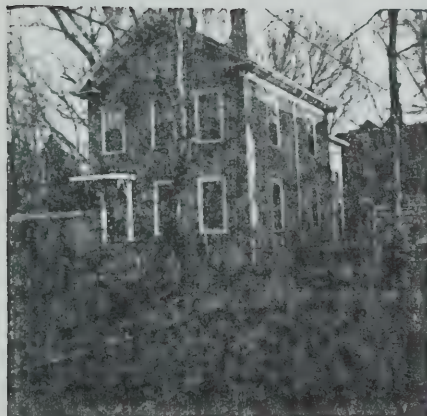
DATE 1859 NORFOLK DEEDS 283 / 117, 118
source

ARCHITECT _____
source

BUILDER AMBROSE J. TIBBETTS
source

OWNER AMBROSE J. TIBBETTS
original present

PHOTOGRAPHS R5/11-'83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF gable cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2¹/₂ story Italianate house w/ modified door hood (though brackets are intact). 3 bay main facade, round arched attic window, return eaves w/ brackets.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good (fair) poor LOT AREA 5582 sq. feet

NOTEWORTHY SITE CHARACTERISTICS on quiet cul-de-sac in semi-rural setting - faces
garden lot which stretches to Copeland St.

SIGNIFICANCE (cont'd on reverse) Modest

Italianate Cottage - apparently one of four
indicated on 1858 Walling map - at that time
Copeland Pk had not been formally laid out.
Copeland St culminated just beyond what

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

is now Copeland Park. By 1869 Copeland St had been extended to Moreland St.

This home was built for and by Ambrose J. Tibbetts.

By 1873 L. M. Chase, a master at the Washington School, owned this house - he is listed here into the 1890's. Frederick J. Gilman owned it in 1915.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ROXBURY DIRECTORIES.

Maps - 1849, 1856+58, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

A Record of the streets etc in the city of Boston - st. comm. Report
(1910)

NORFOLK DEEDS

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

MT. WARREN AVE, extended as far as Copeland PK - Aspen St by late 1850s.

#5, along with #2 Copeland PK. was built in 1858 by Ambrose J. Tibbets, builder. By 1866 Levi W. Livermore lived here - he is listed in the Roxbury Directories as a salesman - members of his family lived here until at least 1915.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Roxbury Directories

ATLASES - 1873, 1884, 1889, 1895, 1899, 1906, 1915

MAPS - 1849, 1856, 58, 1866

NORFOLK DEEDS

ADDRESS 1 COPELAND PL. COR. OFF COPELAND ST.
Near Moreland St.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE c. 1884-1889 Atlases
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Christian Bower [1889]
original present

PHOTOGRAPHS R6/1-183



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF GABLE cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION vacant Queen Anne house - fascia boards suggest
an earlier (1850's) construction date - perhaps moved here in 1880's - ?

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA PART of # 77 COPELAND STS.
6275 sq. feet

NOTEWORTHY SITE CHARACTERISTICS faces dirt and gravel covered cul de sac,
weed covered lots at sides.

SIGNIFICANCE (cont'd on reverse) This modest
Queen Anne house (with fascia boards that
are Italianate in appearance) may have been
moved here during the mid 1880's. It's
Cul-de-sac, Copeland Place apparently

(Map)

Moved; date if known possibly mid 1880's (??)

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

dates to the early 1880's. This house appears on the 1889 Bromfield Atlas labeled Christian Bowers - his house is #77. Copeland St. Copeland Place was originally lined with 5 houses - 3 on its east side and 2 on its west side.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

*1899
Atlases - 1873, 1884, 1889, 1895, 1906, 1915*



ADDRESS 12, 14, 16 Copeland COR. Near Warren ST.
ST.

NAME	present	original

MAP No. 19N/11E & 18N/11E SUB AREA MT. PLEASANT

DATE 1903 PERMIT # 12930
source

ARCHITECT X/C. Collett " source

BUILDER Mitchell and Sutherland " source

OWNER Rhodes Brothers
original present

PHOTOGRAPHS RG/z - '82

TYPE residential single double row 2-fam. ^{#12}3-deck ten ^{B14}apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF Flat cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 3-DECKER (#12) and ^{frame} apartment building (#14) presently covered with synthetic siding. Still intact is heavy classical Revival cornice (metal) with dentils and modillion blocks.

EXTERIOR ALTERATION minor moderate drastic synthetic siding detail removed

CONDITION good fair poor LOT AREA $\frac{1}{2} 12 = 8348$
 $\frac{1}{2} 14 = 7653$ sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) Prior to the

early 1900's these lots were part of the

(Map)

Moses Jackson house lot - his T-shaped frame house was located near the corner of Copeland and Warren sts. Mitchell and Sutherland

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

were " among the well known builders of the city, being members of the Master Builders Association".

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ATLASES - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Charles Damrell - p. 481

Boston Buildings DEPT-PERMITS

ADDRESS 20, 22 CopelandST COR. near Warren ST

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1856-1873 maps, atlas
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Orlando H. Davenport (1873)
original present

PHOTOGRAPHS R. G. B. - '82



TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF bell cast mansard cupola — dormers 3 on main facade
1 on side

MATERIALS (Frame) clapboards wood shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION large double mansard house with paired entrance under
bracketed hood - flanked by one story bays. Small dormer added
to main facade roof slope (pair of segmental headed dormers).

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION (good) fair poor LOT AREA 20 = 4744
22 = 5390 sq. feet

NOTEWORTHY SITE CHARACTERISTICS unusual board fence in front, front yard has
fir tree - to rear of property is old, high, rubble stone retaining wall

SIGNIFICANCE (cont'd on reverse) This a substantial
mansard double house which retains original
form and elements - originally covered with
clapboards rather than wood shingles.
In 1873 Orlando H. Davenport owned

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

This house (Sampson, Davenport & Co, publishers 34½ Washington St) - Davenport lived at 20 Waverly St. Davenports owned this house until at least 1899.

In 1906 and 1915 this property was owned by Leonard H. and Edgar L. Rhodes.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1899, 1895, 1899, 1906, 1915
Roxbury Directories.

PHOTOGRAPHS RG/4-'82

SIGNIFICANCE (cont'd on reverse) Mansard house
with well crafted elements - attractive front
porch, elaborate window enframements, interesting
hip on mansard roof, prominently sited on low
rise. It was built for George H. Drew,
a photographer in 1870.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

He had a studio at 22 Tremont St, Boston. Drews owned this house until c. 1900. Later owners include Henry Jacques (1906), and B. Cogliano (1915).

A portion of Copeland, Waverly, Clifford and Woodbine sts. is within the limits of the Augustus Perrin estate.

His brick mansion is still extant at 3-5 Burton Ave - around the corner from 27 Copeland St. Perrin's fortune was made in the manufacture of manilla straw hats.

During the late 18th and early 19th century John Read's estate encompassed this house's lot - he was a land agent in Maine for Governor Bowdoin - during Revolutionary war he was a militia paymaster - after war he was a Roxbury Selectman - he died Jan. 13, 1813 aged 85. His son John inherited large Roxbury land holdings including Perrin St area. He was a wine merchant - by 1840(?) Copeland St. land passed to Perrin family.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Town of Roxbury - F.S. DRAKE (1878)

Atlases - 1873, 1884, 1889, 1895, 1899, 1905, 1915

Maps - 1849, 1856, 58, 66

SUFFOLK DEEDS

DIRECTORIES

ADDRESS 28, 30 Copeland COR. opposite Burton Ave
ST.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1858-1873 Maps, atlases
source

ARCHITECT _____
source

BUILDER _____
source

OWNER W.W. KNIGHT (28)
C. DREW (30) 1873
original present

PHOTOGRAPHS R6/5-182



TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF bell cast mansard cupola — dormers 2 on main facade
1 per side

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos (alum/vinyl)
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION #28, 30 was apparently identical to #20, 22 (before
synthetic siding and raising polygonal bay to 2 stories). Paired entrances
share bracketed hood.

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION (good) fair poor LOT AREA 30 = 3797
28 = 3827 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Adjacent to playground (east)

(Map)

SIGNIFICANCE (cont'd on reverse) Substantial,
altered double house. Form, distinctive bell
cast mansard roof, some elements still
intact. Clement DREW owned #30 from
the early 1870s until the early 1900's.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

#28 was the property of W.W. Knight from the early 1870's until at least 1915.

Copeland St. was originally known as Mt. Warren Ave - this thoroughfare led to the F. Copeland Estate and the Perrin estate (still extant at 3-B Burton Ave, off Copeland St.) - 1850's.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1856, 58, 1866

Atlas - 1874, 1884, 1889, 1895, 1899, 1906, 1915

ADDRESS 37-45 Copeland St ^{Between Burton Ave} COR. and Longford Park

NAME

present

original

MAP No. 19N/11ESUB AREA MT. PLEASANTDATE c. 1895-1899Atlas

source

ARCHITECT

source

BUILDER

45 and 43 - Geo. F. Williams source41 and 39 - MayerkilmanOWNER 37 - Simon Fine

1899

original

present

PHOTOGRAPHS R. G. G. 8- '82TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 3 plus basementROOF flat cupola — dormers —MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION Group of 5 Queen Anne Colonial Revival 3-Decker - main facade feature pair of bays - one round, one octagonal (3 stories). All 5 have projecting front porches. #41 has the most interesting surface decoration e.g. raised plaster laurel wreaths in bay's panels - Colonial Revival shell motif flanked by finials appears on 2nd floor. #37-43 possess original front doors.EXTERIOR ALTERATION minor moderate drastic 37- 3133
39- 2803CONDITION good fair poor LOT AREA 41- 2722
43- 2725 sq. feet
45- 2408NOTEWORTHY SITE CHARACTERISTICS across from playground

SIGNIFICANCE (cont'd on reverse)

(Map)

Prior to the mid 1890's these lots were part of a larger parcel owned by W.L. Russell. ^{By 1899} George F. Williams owned #45 and 43, Mayerkilman owned #41+39 and Simon Fine owned #37.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1813, 1884, 1889, 1895, 1899, 1906, 1915

ADDRESS 42-44, 46-48, and 50 COR. between Warren St. and Aspen St.

NAME Copeland St.
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1898 PERMIT #655
source

ARCHITECT T. Edward Sheehan "
source

BUILDER _____
#50 - MARY M. KEELER source
ON PERMIT

OWNER #42-48 OTTWAY BROWN - Atlases
original present

PHOTOGRAPHS RC/7- '82



TYPE (residential) single double row (2-fam.) 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF Gable cupola — dormers —

MATERIALS (Frame) clapboards (shingles) stucco asphalt asbestos (alum/vinyl)
(Other) brick stone — concrete iron/steel/alum.

BRIEF DESCRIPTION Trio of Queen Anne 2-family houses - modest forms, main
facades feature recessed porches with oriel window above, 2 story bays and
wide overhanging gables.

EXTERIOR ALTERATION minor (moderate) drastic #42, 44, 50 covered w/ synthetic siding

CONDITION (good) fair poor _____ LOT AREA 42, 44 = 3750
46, 50 = 3750 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Adjacent to playground - densely settled segment
of Copeland St to east.

SIGNIFICANCE (cont'd on reverse) These houses
lots were part of the John M. Way estate -
he was a well-to-do lawyer and real estate
speculator - his large landholdings were lo-
cated in "Boston, Chicago and the West"

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Ways red brick mansion was located on the site of the play ground adjacent to #42-44. The northside of Copeland St was initially divided into house lots c.1889. Copeland St was known as Mt. Warren Ave. - it appears on the 1858 walling map + is shown terminating at what is now Aspen St. It was extended to Moreland St. by the late 1860's.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915
Boston Buildings Dept - permits

ADDRESS 49, 51, 53 COR. Langford Park
COPELAND ST.

NAME present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1897 Permits #605, 606, 607
source

ARCHITECT John J. Johnston "
source

BUILDER " "
source

OWNER " "
original present

PHOTOGRAPHS RG/9-182



TYPE (residential) single double row 2-fam. (3-deck) ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF Flat cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Trio of 3-deckers - main facades characterized by projecting
porches and bays (round and octagonal) #49 is the most intact w/original
multi panel door, panels with swag and laurel wreath decoration on round bay, wood
shingles intact on octag. bay.

EXTERIOR ALTERATION minor (moderate) drastic #51 is the most altered.
49 = 2155

CONDITION good (fair) poor LOT AREA 51 = 2554 sq. feet
53 = 2800

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) Trio of Queen

(Map)

Anne 3-deckers - product of 1890's building
boom - by early 1890's the electric trolley
was widely used in the Boston area -
Roxbury evolved as "street car suburb"
between c. 1856 and early 1900's.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Prior to the late 1890's these lots were part of the William L. RUSSELL estate.

By 1915 these houses' owners included a Simon Burman (#53), Matell Oston (#51) and Louis Rafkin (#49)

The architect of these 3-Deckers, John J. Johnston was "engaged in the building of houses for sale or rent he always has on hand a number of very desirable houses suited to all classes of customers".

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Boston Public Library Architects File

ATLASES - 1873, 1884, 1889, 1895, 1899, 1906, 1915

CHARLES DAMRELL - P. 481.

Boston Buildings DEPT - PERMITS

ADDRESS 52-60 Copeland ST COR. between Warren and
Aspen sts.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1910-11 PERMITS

ARCHITECT 52 = E.A. McAuley source
54 = A.B. Pinkham Permit # 206
56 = A.B. Pinkham # 243
60 = A.B. Pinkham # 244

BUILDER 52 = James Jacques source
54/56 = George R. Nofrey "
60 = George R. Nofrey

OWNER 52 = Lizzie R. Sluffin source
54/56 = Wm. Whalen
60 = Wm. Whalen
original present

PHOTOGRAPHS R6/10-'82



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF flat cupola — dormers —

MATERIALS (Frame) clapboards wood shingles → all 3 stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION moderately altered Queen Anne / Colonial Revival 3-deckers

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 52 = 4500
54/56 = 4331 sq. feet
60 = 2717

NOTEWORTHY SITE CHARACTERISTICS

(Map)

SIGNIFICANCE (cont'd on reverse) These house
lots were part of the John M.
way estate (1873 - late 1890's).
Houses appear on 1915 Atlas labeled
William A. Whalen (# 54/56, 60) and
Lizzie R. Luffin.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1889, 1906, 1915

Boston Buildings DEPT - PERMITS



ADDRESS 55, 57, 59 ^{Copeland} ST COR. Copeland Park

NAME

present

original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1875 Permit #38

source

ARCHITECT Alden Frink

source

BUILDER *Charles H. Blodget*

source

OWNER John M. Way

original

present

PHOTOGRAPHS RG/11 - '82

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement/attic

ROOF Mansard cupola — dormers 2 on front

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
Other brick stone *trim* concrete iron/steel/alum.

BRIEF DESCRIPTION Red brick Mansard - High Victorian Gothic row characterized by polychromatic surface treatments - e.g. red brick work and white stone trim. Low granite stoops lead to entrances recessed below pointed arches. One story polygonal bay per house has hood window lintels. Each house has steeply pitched central gable projecting from mansard with slate shingles intact.

EXTERIOR ALTERATION minor moderate drastic

CONDITION/ good → fair #57 and 55 are poor vacant + bordered sp. LOT AREA 57 = 1488 55 = 1352 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Adjacent to cul de sac, in area of 3-Decker
Sandstone plaque on side of building reads "way PLACE" (presently Copeland

SIGNIFICANCE (cont'd on reverse)

55, 57, 59 Copeland St is a particularly good example of Mansard - High Victorian Gothic row house architecture. Dating from 1875, this row's architect was Alden Frink. He is best known as

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	<u>X</u>		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

the designer of Boston and Main Co. Railroad Stations.
[including stations at Woburn, Prospect Hill, Marblehead, Lynn and Wakefield.] Frank was born at Woodstock Vermont, April 18, 1833. From age 9 to 15 he worked on a farm and then moved to Windsor, Vermont to learn carpentry. By age 21 he was studying architecture in the ^{Worcester, MA.} office of Elbridge Boyden [architect of Mechanics Hall, Worcester]. Frank came to Boston in 1857 to work as a draftsman on the Minot Ledge Light House. In 1860, after a tour of Europe, he opened offices at 20 State St., Boston. A resident of Roxbury, he built a number of Boston schools, police stations, engine houses etc.

This row's first owner was John M. Way. Born in Rochester, Vermont he came to Boston in 1847, "where his brother, the late well known Samuel A. Way, the millionaire, had preceded him." *

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

* John M. Way was admitted to the bar in 1854 after studying law with the Hon. Edward Avery and Nathaniel Richardson. Way had large real estate holdings in Boston, Chicago and "the West." *

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

* A resident of Roxbury (his house was located between Copeland & Dunreath Sts) he was in the Common Council for 3 or 4 years.

BUILDING DEPT. PERMIT
Mass. Atlas.

B P L Architects file

Charles Dammell - 50 years of Boston Architecture (1898)

Boston of Today 1892 - Chas Edwin Bacon p. 440

ADDRESS 62-64 Copeland ST COR. Aspen St.NAME present originalMAP No. 19N/11E SUB AREA MT. PLEASANTDATE 1911 Permit # 697
sourceARCHITECT A. B. Pinkham "
sourceBUILDER George R. Nofrey "
sourceOWNER William Whalen
original presentPHOTOGRAPHS R6/12-'82TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 3 plus basementROOF flat cupola — dormers —MATERIALS Frame clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION large 3 decker apartment with corner octagonal
bay, 3 tier porch on main facade, attractive ^{CORNICE} with vertical boarding, circular decoration, brackets.EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 3543 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

(Map)

SIGNIFICANCE (cont'd on reverse) this buildings
lot was part of the John M. Way
estate - he was a well-to-do lawyer
with real estate holdings in "Boston,
Chicago and the West". The house first

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

appear on the 1915 atlas labeled William A. Warren.

Copeland st. was known as Mt. Warren st - it was initially laid out in 1851 ($\frac{3}{4}$ of way to Moreland st) and extended to Moreland st by 1869.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Maps - 1849, 1859, 1866.

A Record of the streets, alleys, places ETC. in the City of Boston, 1910 - Street Commission Report.

BUILDING DEPT. PERMIT

ADDRESS 68 Copeland ST. COR. Aspen ST

NAME present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1885 SUFFOLK DEEDS 1680.498
atlases 1695.508
source

ARCHITECT source

BUILDER source

OWNER Carl and Charlotte Eberhard
original present

PHOTOGRAPHS R7/1-'83



TYPE (residential) single double row (2-fam.) 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement/attic

ROOF clipped gable cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos (alum/vinyl)
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne house now covered with synthetic siding - further
altered by addition of enclosed entrance porch. most distinctive features are
clipped or jerkin-head gable on main facade and side, cross gable.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 3587 sq. feet

NOTEWORTHY SITE CHARACTERISTICS tree shaded corner lot

(Map)

SIGNIFICANCE (cont'd on reverse) this house lot
was once part of a large square parcel
owned by a Nancy Weld (from at least 1873
until late 1890's. By 1889 a Charles Eberhard
owned their property.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915

SUFFOLK DEEDS

ADDRESS 69 Copeland St COR. Copeland Pl. (near
Moreland St)NAME _____
present originalMAP No. 19N/11E SUB AREA MT. PLEASANTDATE c. 1856 - 1873 MAR. 1873
sourceARCHITECT _____
sourceBUILDER _____
sourceOWNER Charles G. Bird (late 1860's)
original presentPHOTOGRAPHS R-7/2-'83TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus attic / basementROOF gable cupola — dormers 1 per roof slopeMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION 3 bay main facade, bracketed door hood, round
arch window in attic, transom and sidelights on front door. Side walls
have one story bays. Return eaves with bracketsEXTERIOR ALTERATION minor [moderate] drasticCONDITION [good] fair poor LOT AREA 6014 sq. feetNOTEWORTHY SITE CHARACTERISTICS Front yard bordered by rubble stone retaining
wall, hedge - semi rural setting - adjacent to garden plotSIGNIFICANCE (cont'd on reverse) Simple, straight
forward Italianate house with
attractive door hood - probably built
c. 1856. In 1873 its owner was
C. G. Bird of Charles G. Bird and Co.
(Bird + Abbott Real estate) - office at
13 Tremont Row, Boston.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Later owners included J. C. Watson (1884), J. Follansbee (1889), Orlando H. Davenport (1896, 1899, 1906 - he had more Copeland st Real estate closer to Warren ST) and Ellis Fienberg (1915)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ATLASES- 1873, 1884, 1890, 1895, 1899, 1906, 1915-

ADDRESS 72 Copeland St. COR. near Aspin St

NAME _____

present

original

MAP No. 194/11ESUB AREA MT. PLEASANTDATE c. 1884 - 1889atlas

source

ARCHITECT _____

source

BUILDER _____

source

OWNER Elizabeth G. Brickell [1889]

original

present

PHOTOGRAPHS R7/3-'83TYPE residential single double row 12-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus attic/basementROOF gable cupola — dormers 1 on east sideMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION Asphalt sided Queen Anne House - main facade features 2 story octagonal bay, projecting pedimented entrance porch, fully enhanced attic.EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 3600 sq. feetNOTEWORTHY SITE CHARACTERISTICS Front yard bordered by hedge, low rubblestone retaining wall.

SIGNIFICANCE (cont'd on reverse)

Prior to the 1880's this house lot had been part of a parcel owned by Nancy Weld. An M.R.M. McManus was its owner by 1915.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

ADDRESS 76 Copeland St COR. opposite Copeland Place
near Montland St

NAME _____

present

original

MAP No. 19N/11E SUB AREA MT. PLEASANTDATE c. 1884-1889 Atlases
source

ARCHITECT _____

source

BUILDER _____

source

OWNER Thomas M. Bassett (1889)
original presentPHOTOGRAPHS R 7/4 - '83TYPE (residential) single double row 12-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus attic/basementROOF gable cupola — dormers —MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl Front
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION Queen Anne house - main facade covered with aluminum siding, sides faced with asphalt shingles. Octagonal bay on main facade and front porch wraps around corner. steeply pitched gableEXTERIOR ALTERATION minor moderate drastic -synthetic sidingCONDITION good fair poor LOT AREA 3600 sq. feetNOTEWORTHY SITE CHARACTERISTICS adjacent to ample yard with mature tree.

SIGNIFICANCE (cont'd on reverse)

(Map)

A Thomas M. Bassett owned this lot in the 1870s + 80s - built the present house c. 1885. By 1915 a Bridget G. Mitchell lived here.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ATLASES 1884, 1889



ADDRESS 77 Copeland ST COR. Copeland Pl, near
Morland St.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE C. 1856- 1873 maps, atlases
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Hannah Coffin (1873)
original present

PHOTOGRAPHS R7/5-183

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF gable cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION simple L-shaped house with 2-bay main facade
2 level front porch.

EXTERIOR ALTERATION minor moderate drastic asphalt shingles, front porch addition

CONDITION good fair poor _____ LOT AREA 6295 sq. feet

NOTEWORTHY SITE CHARACTERISTICS well maintained, hedge lined lot
adjacent to cul de sac

(Map)

SIGNIFICANCE (cont'd on reverse) L-shaped
Italianate house, altered by
application of modern shingle siding.
owners include Hannah S. Coffin (1873),
Christian Bower - 1884 until at least
1915 (Christian Bower Heirs)
Copeland Place laid out at undetermined
date - probably mid 1880's.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ATLASSES - 1873, 1884, 1889, 1895, 1899, 1906, 1915
Maps - 1849, 1859, 1866



PHOTOGRAPHS R7/G-'83

NOTEWORTHY SITE CHARACTERISTICS To rear of Van Ness Terrace, across from modern church.

SIGNIFICANCE (cont'd on reverse) This house was originally located in the center of a large house lot which encompassed Van Ness Terrace Apts. along Warren St - Prior to 1890 it was numbered 240 Warren St. John V.N. STUITZ

(Map)

Moved; date if known C. 1890

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

a dealer in plumbers materials owned this house during the 1870's, 1880's
(and possibly earlier) until as late as 1915.

Dunreath St. is shown as a cul de sac known as Stanmore Place
on 1850's walling maps.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

¹⁸⁵⁶
X Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

ADDRESS 3 DUNREATH ST. COR. NEAR WARREN ST.

NAME	present	original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE C.1849-56 maps
source

ARCHITECT _____ source

BUILDER _____
source

OWNER John M. WAY [1873]
original present

PHOTOGRAPHS R 7/7- '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 1 plus attic basement

ROOF Gable cupola — dormers 3 on west side

MATERIALS Frame vertical
clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Altered Gothic cottage - apparently originally similar to gothic dwellings of Montrose Ave (later st.). presumably had board and batten finish.
Bracketed door hood on 3-bay main facade is still intact.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 11,286 sq. feet

NOTEWORTHY SITE CHARACTERISTICS yard bordered by unusual vertical board fencing (modern)
- land slopes down on east side of house.

SIGNIFICANCE (cont'd on reverse) This house was
apparently built during the early 1850's - at that
time Dunreath st was a cul de sac known as
Stanmore Pl. terminating just beyond this
house's lot. By 1902 Dunreath st had been

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

extended to Aspen St - running along the old boundary line of the Whiting (NW) and Way (SE) estates. John M. Way was a well-to-do Boston lawyer and land speculator who owned properties "in Chicago, the West, as well as Boston." His large brick house stood just beyond #3 facing Copeland St. Ways owned this land and house until the early 1900's. By 1915 this house and several lots to the east were owned by Maria H. Paul.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

MAPS - 1832, 1849, 1856, 58, 1866

Atlases 1873, 1884, 1889, 1895, 1899, 1906, 1915

ADDRESS 4-6 Dunreath St. COR. near Warren St

NAME	present	original

MAP No. 19A/1115 SUB AREA MT. PLEASANT

DATE C. 1857 maps, atlases
source

ARCHITECT _____ source

BUILDER _____
source

OWNER Lucia M. Watson [1873]
original present

PHOTOGRAPHS K 7/8-'83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus

ROOF *flat* cupola — dormers —

MATERIALS Frame clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Drastically altered Italianate house, T-shaped, 3 bay
main facade - modern projecting porch - side polygonal bays with brackets
provide clue to date of construction - probably 1850's.

EXTERIOR ALTERATION minor moderate drastic DETAILS REMOVED, SYNTHETIC SHINGLES

CONDITION good fair poor LOT AREA 11,495 sq. feet

NOTEWORTHY SITE CHARACTERISTICS high rubblestone retaining wall in front with original granite steps leading to granite stoop adjacent to modern church (on Warren Ave and parking lot

SIGNIFICANCE (cont'd on reverse)

(Map)

This house may be the one indicated on
the 1858 map on the north side of Dunreath ST - then
Stanmore Place. Dunreath was formally
laid out 190' from Wareo ST in 1889
and extended to Aspen ST. in 1902.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

A Lucia M. Watson owned this property 1813 until c. 1900.
Later owners include L.P. and A.B. Stevens Trs. et al (1906)
and John V.N. Stults (1915)

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Maps - 1849, 1858, 1866
Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

ADDRESS 16, 18 DUNREATH
ST.

COR. between Warren and
ASPEN STS.

NAME

present

original

MAP No. 194/11E

SUB AREA MT. PLEASANT

DATE 1909

PERMIT #356,660
source

ARCHITECT MAX M. KALMAN

source

BUILDER MARK HARRIS

source

OWNER _____

original

present

PHOTOGRAPHS R 7/3-183



TYPE (residential) single double row 2-fam. (3-deck) ten apt.

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF Flat cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Altered Queen Anne Bungalow 3-DECKERS. #16 is vacant and gutted by fire. #18 is covered with aluminum siding

EXTERIOR ALTERATION minor moderate drastic

CONDITION ^{#18 ↓} (good) fair ^{#16 ↓} (poor) LOT AREA ^{3559 = #16} 3422 = #18 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) Dunreath st.

existed as a cul de sac known as Stanmore
Place in 1850's - 70's. It was extended to
Aspen st. in 1902. Dunreath st follows
old boundary of Wm. Whiting and John H.
WAY ESTATES.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

16's owner in 1915 was Cath. E Dawd - # 18 was owned
by Chas. E. Baldwin.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

MAPS - 1849, 1856, 58, 1866

Atlas 1873, 1884, 1889, 1895, 1899, 1906, 1915

Boston Bldgs Dept - PERMITS

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DATE 1913 permit # 881
source

ARCHITECT S. J. Rantin
source

BUILDER E. J. Kilcup source

OWNER Ernest Baudner
original present

PHOTOGRAPHS R.7/10-'83



TYPE (residential) (single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus 2 the basement

ROOF gable cupola dormers

MATERIALS (Frame) clapboards ^{wood} shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2½ story late Queen Anne house with porch across main facade
diamond shaped pane in upper sash of windows, sweeping lean-to like
roof line to rear.

EXTERIOR ALTERATION minor moderate drastic

CONDITION (good) fair poor LOT AREA 2999 sq. feet

NOTEWORTHY SITE CHARACTERISTICS unlike most houses on street #24 is set back from street on grassy tree covered lot.

SIGNIFICANCE (cont'd on reverse) One of last
houses to be erected on Dunreath St
which developed between 1902 and 1914 *
Prior to late 1880. this house lot had
been part of the William White estate.

(Map)

* Note Dunreath street was laid out in 2 stages
 ① from Waveren St east 190' in 1889
 ② extended to Aspen St 1902

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

From c. 1890 until at least 1906 this lot was part of
the Fannie D. Way estate.

In addition to #24, Charles F. Baldwin also owned 18 Dunreath
St.
(1910-)

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Boston Buildings DEPT - permits

PHOTOGRAPHS R7/11- '83



2/83

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

② extended in 1902 to Aspen St. Eastern side of St was once part of John M. Way's estate - he was a well-to-do lawyer and land speculator (in Chicago and "the West" as well as Boston).

Note: Arthur W. Joslin is listed as an architect and builder, 12 Ruggles St., Roxbury, MA, (1890s)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

MAPS - 1849, 1856, 58, 1866

ATLASES - 1873, 1884, 1889, 1896, 1899, 1906, 1915

BPL Architects File

A RECORD of the STREETS, ALLEYS, PLACES etc. in the City of Boston - Street Commissioners report - 1910

BUILDING DEPT. PERMIT



ADDRESS 26, 28, 30 Dunreath SCOR. between Warren and
Aspen St

NAME Asper

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MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1897 Permit # 96
source

ARCHITECT C. E. Park source

BUILDER A. N. Garland
source

OWNER A. N. GARLAND
Maurice C. Messer (1899)
original present

PHOTOGRAPHS R7/12-'83

TYPE (residential) single double row 12-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic/basement

ROOF gable cupola — dormers —

MATERIALS (Frame) (clapboards) shingles stucco (asphalt, asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION trio of modest Queen Anne 2 family houses - #28 is the
most intact with projecting front porch, wide, fully enframed gable. #26's porch
is missing, #30 is covered with synthetic siding

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA ^{26 = 2742} 28 = 2519 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) prior to the
1880's Dunroath St was a cul de sac known
as Stanmore Place - running 190' east from
Warren St - it was extended to Aspen St
in 1902. This two occupies lots that

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

were part of the Way and Whiting estate.

Owners of these houses included Maurice C. Meissen (1895)
Julius P. Hartwell (1906) and Charles E. Baldwin (1915)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915

BUILDING DEPT. PERMIT



PHOTOGRAPHS R8/5- '83

1902. Its first owner was Ada F. BERRY —
presumably related to #27's architect
J. Lawrence Berry. He began his career

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

as a draftsman with FRANCIS R. ALLEN in Boston. He was employed by Allen and Curtis from 1904 until he became a full partner in 1926. His most important work includes The Peabody Home, Pelham Parkway, N.Y., The United Church at Bridgeport Conn., Christ Church WINNETKA, ILLINOIS, and the City Hall of Marlboro, MA.

Prior to the early 1900's this house's lot was part of the John M. Way estate. He was a well to do Boston lawyer and real estate speculator "with landholdings in Boston, Chicago and the West." Way's large brick mansion was located two lots to the southeast of #27, facing Copeland St. Dunreath St appears on 1840's 60's maps as a cul de sac known as Stanmore Pl. It was extended to Aspen St by 1902.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1895, 1899, 1906, 1915

H. Withey. Biographies of American Architects (1970)

Boston Building DEPT - PERMITS

B.P.L. architects File



ADDRESS 29 Dunreath ST COR. near Aspen ST

NAME	present	original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1908 Permit # 811
source

ARCHITECT George W. Caverly " "
source

BUILDER _____ source

OWNER	original	present

PHOTOGRAPHS R8/G-'85

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF *flat* cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos /alum/vinyl/
(Other) /brick/ stonebrick foundation concrete iron/steel/alum.

BRIEF DESCRIPTION Colonial Revival 3-Decker covered with aluminum siding, 3 tier porch with Georgian Revival balustras, fluted Bungalowoid piers.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA 2565 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) #29 Dunreath
 Sits lot was part of the John M.
 W & Y estate - prior to the mid 1890's.
 Dunreath street was laid out in 2
 stages - the 1st in 1889 from 236

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Waveren St about 190 ft, the end segment was extended
to Aspen St. Nov 6, 1902.
George W. Caverly, a speculator-builder was this
house's architect and original owner (late 1890's until at
least 1915)

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

ATLASES - 1873, 1884, 1889, 1895, 1899, 1906, 1915
A Record of the Streets, Alleys, Places ETC. in the
City of Boston - 1910 - Street Commissioners Report.
BUILDING DEPT. PERMIT

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

and ② extended to Aspen st Nov 6, 1902. *

In 1907 its first owner was Bridget Henry - an
M. J. Henry lived here in 1915.

* DUNREATH ST appears as a cul de sac on 1850's
walling maps.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Maps - 1832, 1849, 1856, 58, 1866

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1957

A Record of the Streets, Alleys, Places etc in
the City of Boston - 1910 - street Commissioner Report
BUILDING DEPT. PERMIT

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

owned #35 and 34's lot by 1899 but did not build on them until 1909.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915
BUILDING DEPT. PERMITS

ADDRESS 38 Dunreath ST COR. Aspen ST.

NAME present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1895 ATLASES - PERMIT # 559
source

ARCHITECT ALDEN FRINK "
source

BUILDER H. BLODGETT "
source

OWNER FANNIE D. WAY
original present

PHOTOGRAPHS R.B. - 183



TYPE (residential) single double row (2-fam) 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement/attic

ROOF hip cupola — dormers 1 on Dunreath ST. side
1 on Aspen ST. side

MATERIALS (Frame) clapboards (shingles) stucco asphalt asbestos alum/vinyl
(Other) brick stone rubblestone concrete iron/steel/alum.
Foundation

BRIEF DESCRIPTION Colonial Revival 2 family house - main (Aspen ST)
facade features bow front, projecting entrance porch with Tuscan Revival
columns Enclosed porch on Dunreath ST. side. Compact, boxy form, low hip roof.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 3574 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) Part of the
William Whiting estate prior to c. 1890,
this house lot was ^{later} acquired by
the Fannie D. Way estate. A new
street was laid out from Moreland ST.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

to Cornland St in 1889. Dunreath St. was extended to Aspen St by 1902. The present house dates to c. 1895. By 1915 it was owned by Charles Sietson et al Trs.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915

A Record of the Streets, Alleys, Places etc in

The City of Boston - 1910 - Street Commissioner Report.

BUILDING DEPT. PERMIT

ADDRESS 12, 14, 18, 24 FAIRLAND ST. COR. WINTHROP

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1908-9 PERMITS 12=905 18=552
14=906 24=553
source

ARCHITECT JAMES A. MAHAN PERMIT
source

BUILDER JAMES A. MAHAN PERMIT
source

OWNER JOHN MAHAN
original present

PHOTOGRAPHS R8/11-'83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus

ROOF FLAT cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION A COLONIAL REVIVAL 3-DECKERS WITH OCTAGONAL 3-STORY BAY WINDOWS, CORNICES, & COLUMNED PORCHES ON STONE PIERS

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 12=5674 18=2834
14=2896 24=3300 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) SIMPLE BUT STATELY GROUPING-

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. VERMITS

ATLASES 1906, 1915

ADDRESS 29, 33, 37 FAIRLAND ST COR.NAME _____
present originalMAP No. 19N/11E SUB AREA MT. PLEASANTDATE 1923 PERMITS ²⁹⁼¹³⁵²
33=1353 37=1354
sourceARCHITECT S.S. EISENBERG PERMIT
sourceBUILDER MEYER PLANNICK PERMIT
sourceOWNER JACOB SORKIN
original presentPHOTOGRAPHS RB/10- '83TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus ATTICROOF 29, 33 = HIP; 37 = GABLE cupola 29 = 1 FRONT; 1 SIDE
33 = 1 FRONT
dormers 37 = 1 SIDEMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl 37
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION 3 RATHER BLOCKY 2 1/2 STORY HIPPED ROOF HOUSES
WITH COLUMNED FRONT PORCHES, OCTAGONAL BAYS & DORMERSEXTERIOR ALTERATION minor (moderate) ³⁷drasticCONDITION good fair poor _____ LOT AREA ^{29 = 4800}
33 = 4800 37 = 4800 sq. feetNOTEWORTHY SITE CHARACTERISTICS HEDGES (37)SIGNIFICANCE (cont'd on reverse) RATHERTYPICAL BUT PLEASANT SUBURBAN

(Map)

RESIDENTIAL SINGLE FAMILY HOUSES
WELL SITUATED FACING THE GERTRUDE
TOWNS PLAYGROUND. THEY WERE

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

PART OF THE FINAL PHASE OF RESIDENTIAL DEVELOPMENT
IN THE DISTRICT, REPLACING THE ATHERTON T. BROWN
MANSION-

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1915, 1931

PHOTOGRAPHS R8/12- '83



NOTEWORTHY SITE CHARACTERISTICS PUDDING STONE WALL, HEDGES, LARGE TREES

UNUSUAL WALL TREATMENT COMBINING FLAT

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

BOARDING ON STREET FACADE (WIDE) WITH NARROW CLAPBOARDS
ON SIDES, JOINED BY CORNER QUOINS - PROMINENTLY
LOCATED AT JUNCTION OF GREENVILLE, WINTHROP &
CLEVELAND STREETS - JOHN HENRY LESTER, THE ORIGINAL
OWNER WAS A SHOE DEALER - HE PURCHASED THE LAND FROM
MEMBERS OF THE WELZ FAMILY -

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

NORFOLK DEEDS
ROXBURY DIRECTORIES
WALLING SURVEY, 1856
WADSWORTH PLAN, 1845
ATLASES

ADDRESS 8,14,20,26 IRWIN AVE. COR. OFF BLUETHILL AV.

NAME _____
present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE 8,14=1916; 20,26=1914 PERMITS 8=287 20=330
14=378 26=331
source

ARCHITECT EDWIN L. REED PERMIT _____
source

BUILDER EDWIN L. REED PERMIT _____
source

OWNER EDWIN L. REED
original present

PHOTOGRAPHS R9/1- '83



TYPE (residential) single double row 2-fam. 3-deck ten [apt.] 4 BLDGS.
(non-residential)

NO. OF STORIES (1st to cornice) 8=4
14,20,26=3 plus _____

ROOF FLAT cupola _____ dormers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone LINTELS concrete iron/steel/alum.

BRIEF DESCRIPTION 4 SIMPLE, FLAT-ROOFED BRICK APARTMENT BLDGS.
WITH PAIRED WINDOWS ON FINISHED FACADES & FLAT STONE
LINTELS-

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor _____ LOT AREA 8=5048 20=4750
14=4759 26=3310 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) SIMPLE EXAMPLES
OF EARLY 20TH CENTURY APARTMENT
CONSTRUCTION-

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS

ATLASES 1906, 1915, 1931

SIGNIFICANCE (cont'd on reverse) SIMPLE BUT
PLEASANT PARSONAGE FOR THE ADJACENT
LUTHERAN CHURCH, BOTH OF WHICH WERE
DESIGNED BY CARL C. ENEBUSKE, A
MEMBER OF THE BOSTON ARCHITECTURAL FIRM

(Map)



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	<u>X</u>	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

OF METCALF & EDDY FOR 40 YEARS, WHO SPECIALIZED IN LUTHERAN CHURCHES -

THE SITE IS NOTEWORTHY AS THE LOCATION (FORMER) OF THE RESIDENCE OF THE FAMOUS CIVIL WAR HERO, ADMIRAL JOHN A. WINSLOW, WHOSE STEAM SLOOP, U.S.S. KEARSARGE, SANK THE CONFEDERATE BLOCKADE RUNNER, C.S.S. ALABAMA, OFF CHERBOURG HARBOR IN 1864 - THE BATTLE BECAME THE SUBJECT OF A PAINTING BY THE FRENCH IMPRESSIONIST, EDOUARD MANET - WINSLOW, BORN IN NORTH CAROLINA IN 1811, MOVED TO MT. VERNON PLACE (IT WAS RENAMED KEARSARGE AVENUE IN 1868 IN HIS HONOR) IN ROXBURY IMMEDIATELY AFTER HIS MARRIAGE IN 1837 - HE MAINTAINED HIS HOME THEREFOR MANY YEARS - HE DIED IN BOSTON IN 1873 -

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT

ATLASES & MAPS 1856, 1873, 1889, 1889, 1915, 1931

CARL ENEBUSEKE OBITUARIES - BOSTON HERALD - BOSTON GLOBE 3/16/80

JIM DAN HILL: SEA DOGS OF THE SIXTIES 1935

JOHN M. ELLICOTT: JOHN ANCRUM WINSLOW 1902

ADDRESS 23 KEARSARGE AVE COR.

NAME	present	original

MAP No. 194/10E SUB AREA MT. PLEASANT

DATE C.1835-43 NORFOLK DEEDS 131.158; 140.282; 104.304 (PLAN)
107.84; 114.139;
source

ARCHITECT _____ source

BUILDER _____
source

OWNER OTIS PIERCE (1835)
RICHARD HORN & JOSEPH SINCLAIR (1841)
original present

PHOTOGRAPHS R9/3-'83

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 (3-REAR) plus ATTIC

ROOF GABLE cupola dormers 1-SIDE

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY COTTAGE WITH GREEK REVIVAL ENTRANCE,
CARPENTER GOTHIC SAWTOOTH EAVES & AN OCTAGONAL ORIEL
AT REAR - 1 STORY ADDITION TO SIDE

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 2231 sq. feet

NOTEWORTHY SITE CHARACTERISTICS SLOPING SITE, 3 1/2 STORIES AT REAR

SIGNIFICANCE (cont'd on reverse) A SIMPLE

COTTAGE WITH AN INTERESTING GREEK
REVIVAL ENTRANCE (RARE IN THE DISTRICT)
PLUS CARPENTER GOTHIC ROOF DETAIL -
THIS IS ONE OF THE EARLIEST BUILDINGS

(Map)



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

IN THE DISTRICT STILL EXIST, LOCATED ON PART OF THE FIRST PARCEL OPENED TO DEVELOPMENT IN 1834 - THE 35,213 SQUARE FOOT PARCEL BOUNDED BY WARREN, WINTHROP (THEN WARREN PLACE) AND KEARSARGE (THEN MT. VERNON PLACE) APPEARS TO BE THE FIRST PORTION OF THE WARREN FARM SOLD FOR DEVELOPMENT - IN 1834 IT WAS CONVEYED BY DR. JOHN B. BROWN TO OTIS PIERCE, A TEACHER, FOR \$2372. IN 1835 PIERCE ENTERED INTO AN AGREEMENT WITH WILLIAM B. HAWES AND GRACE GATES FOR THE ERECTION OF A DWELLING HOUSE TO PLANS OF "R. BOND" (PRESUMABLY RICHARD BOND) - WHETHER 23 KEARSARGE IS THAT HOUSE IS NOT KNOWN, SINCE THE WALLING SURVEY OF 1856 SHOWS 6 HOUSES ON THE PARCEL - MORE THAN LIKELY IT WAS BUILT BY RICHARD HORN & JOSEPH F. SINCLAIR, LUMBER DEALERS, WHO ACQUIRED 20,000 SQUARE FEET OF THE PARCEL IN 1841 - IN 1843 THEY SOLD A 6739 SQUARE FOOT PARCEL (INCLUDING THE 23 KEARSARGE SITE) "WITH BUILDINGS" TO GEORGE BROWN, A CABINET MAKER, WHO IN TURN CONVEYED IT A YEAR LATER TO LUTHER ROBINSON, A TEACHER.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

NORFOLK DEEDS
WALLING SURVEY 1856

ADDRESS 7 LANGFORD PARK COR. OFF COPELAND

NAME _____
present original

MAP No. 19N/11E; 18N/11E SUB AREA MT. PLEASANT

DATE 1898 PERMIT # 1345
source

ARCHITECT JOHN J. JOHNSTON PERMIT
source

BUILDER JOHN J. JOHNSTON PERMIT
source

OWNER JOHN J. JOHNSTON
original present

PHOTOGRAPHS R9/4-'83



TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus

ROOF FLAT cupola dormers

MATERIALS Frame clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION COLONIAL REVIVAL 3-DECKER WITH OCTAGONAL &
SEMI-CIRCULAR BAYS ON FRONT - PROTECTING CORNICE

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 2611 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) SOLE SURVIVOR
OF 8 THREE-DECKERS LINING THIS
CUL-DE-SAC

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
ATLASES 1895, 1899, 1906



ADDRESS 2-4 MONTROSE ST COR. near Warren ST

NAME _____

present	original
---------	----------

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE 1877 PERMIT 443
source

ARCHITECT _____ source

BUILDER MARSHALL LIVERMORE " source

OWNER original present

PHOTOGRAPHS *KG/5- '83*

TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus Attic, basement

ROOF MANSARD cupola — dormers LONG SIDES

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone rubble stone concrete iron/steel/alum.
Foundations

BRIEF DESCRIPTION Double brick masonry with projecting entrance porch (w/ chamfered posts), projecting 2-story bays (flanking central entrance), brownstone (?) sills and lintel painted yellow. Cornice board has diamond and circular decorative patterns, projecting from east wall is noteworthy cast-iron balcony.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 2 = 3829
4 = 3747 sq. feet

NOTEWORTHY SITE CHARACTERISTICS - Situated on grassy rise which slopes down to rubble stone retaining wall, serves as impressive introduction to Monroe St.

SIGNIFICANCE (cont'd on reverse) Impressively
sited, architecturally sophisticated double
brick Mansard - Strieder² formal^{urban} note in area
of small frame Gothic cottages. Built by and for
Marshall Livermore in 1877. Monroe St
(originally Ave.) was apparently laid out.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

during the early 1840's as a private way leading to the William Whiting estate - it terminated just beyond #10 Montrose St. The Whiting estate was subdivided in the 1880's - Montrose St was extended to Moreland St in 1883.

Francis S. Drake in Town of Roxbury (1878) notes that "The rising ground near Montrose Ave. was known as Gorton's Hill, from John Gorton, an early resident, who in 1653 had leave from the Town of Roxbury to brew and sell penny beer and cakes and white breads". His estate of 6 acres was called "wolf trap". The area now included in Montrose and Forest Avenues (later Whiting St) was known as Warren's pasture.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Roxbury DIRECTORIES

MAPS - 1849, 1856+58 1866

Atlas - 1873, 1884, 1889, 1895, 1897, 1900, 1915

Boston Building Dept. PERMIT

F.S. Drake Town of Roxbury - 1878

ADDRESS 6 Montrose St. COR. near Warren Street

NAME

present

original

MAP No. 19N/10E & 19N/11E SUB AREA MT. PLEASANTDATE 1845NORFOLK DEEDS 160-144;

Map

163-18

source

ARCHITECT

source

BUILDER Ivory Harmon
Ivory McDaniel

source

OWNER I. Harmon
I. McDaniel

original

present

PHOTOGRAPHS RO/6-'83TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 1 plus atticROOF gable cupola — dormers 2 on main facadeMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION 3-bay facade, central cross gable in roof and roof
dormer either side. 1-story porch with 5 Gothic arched bays of uneven,
but symmetrical width. Labels over 1st story windows and door which has
side lights. Central gable has extended eaves, curving half-boards, pair
of lancet windows. Central part of porch has heavy piers. Scroll work barge boards
on side gablesEXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 7515 sq. feetNOTEWORTHY SITE CHARACTERISTICS Set back from street, part of cluster ofGothic Revival cottages near Warren St. Picket fence in front

SIGNIFICANCE (cont'd on reverse)

(Map)

#6 Montrose St, along with #8, next door,
rank among the finest examples of
carpenter Gothic residential architecture
in the Boston area. undoubtedly the
inspiration for these houses came from
A. J. Downing's builder guide for country
houses published in the 1840's and 1850's.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

This house is one of 9 houses which appear along Warren St on the 1858 map of Boston and vicinity. Until 1883 Montrose St was a private way which lead to the William Whiting estate which was located to the east of #10 Montrose St.

During the early 1870's an F. Baker owned this property. The house remained in the Baker family until at least c. 1900. By 1906 Henry V. Rosenthal owned this property. A gamester E. Clement lived here in 1915.

NOTE: This house was built by and for Ivory McDaniel and Ivory Harmon, speculator builders. For many years Ivory Harmon lived at 95 Moreland St (corner of Perrin St.)

FRANCIS S. DRAKE states that "the rising ground near Montrose Ave *

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

* was known as Gorton's Hill, from John Gorton, an early resident, who in 1653 had leave from the town "to brew and sell penny beere and cokes and white breads. His estate of 6 acres was called "Wolf trap".
Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

F.S. Drake Town of Roxbury - 1878

Norfolk DEEDS

ADDRESS 7-9 Montrose St. COR. near Warren St

NAME present original

MAP No. 19N/10E & 19N/11E SUB AREA MT. PLEASANT

DATE C. 1845 NORFOLK DEEDS 158.278, 279 160.195
source

ARCHITECT source

BUILDER JOHN LYONS DEEDS
source

OWNER JOHN LYONS
original present

PHOTOGRAPHS RS/7-183



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 1 plus attic and basement

ROOF gable cupola — dormers —

MATERIALS (Frame) board and batten shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.
carpenter

BRIEF DESCRIPTION T-shaped, Gothic cottage with board and batten finish, window labels, floral barge boards and slate roof.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION good fair poor LOT AREA 4036 sq. feet

NOTEWORTHY SITE CHARACTERISTICS part of cluster of Montrose St Carpenter Gothic cottages near Warren St - adjacent to parking lot.

(Map)

SIGNIFICANCE (cont'd on reverse) well preserved Carpenter Gothic Revival cottage reminiscent of A. J. Downing's country house designs (1840s) - this house was probably designed by John Lyons, a builder who was

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

also a broker - John Lyons purchased the property from William Whiting in 1845- By 1848, Samuel Walker, a publisher, occupied the house -

By 1873 an Anna W. Balch owned this house. Alice F. Walker was its owner from the early 1880's until at least 1915.

Montrose St. (originally Ave.) was a private way leading to the William Whiting estate - it ran on far east side of #10 Montrose - William Whiting was a prominent lawyer - during the Civil War he was a Solicitor General of the U.S. and revised and edited legal code regarding War efforts. He was later elected to Congress (1872) but died before he could serve in that body. His estate was subdivided during the 1880's - Montrose St was extended to Moreland St in 1883. Francis S. Drake notes that "the rising ground *"

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

* near Montrose Ave. was known as Gorton's Hill, for John Gorton, an early resident, who in 1653 had leave from the town "to brew and sell penny beere and cakes and white beards". His estate of 6 acres was called "Wolf Trap". The area now in Montrose + Forest avenues (later Whiting St) was known as Warren's Pasture."

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

MAPS - 1849, 1856 + 58, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

A Record of the Streets, Alleys, Places etc. within the City of Boston - 1910 - Street Commissioners Report

Town of Roxbury - F.S. DRAKE 1878.

NORFOLK DEEDS

ADDRESS 8 Montrose St. COR. near Warren St.NAME _____
present originalMAP No. 19N/11E & 19N/10E SUB AREA MT. PLEASANTDATE 1845 NORFOLK DEEDS 160-182
source

ARCHITECT _____

Ivory McDaniel sourceBUILDER Ivory Harmon
sourceOWNER WILLIAM C. BOLLES
original presentPHOTOGRAPHS RC/B-'83TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 1 plus atticROOF gable cupola — dormers 2 on main facadeMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl rusticated flush boards
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION Gothic Revival cottage with projecting front porch composed of painted arches and attenuated columns, porch piers in center culminate in Gothic pinnacle-like formation. Main facade features rusticated flush boards, full length windows, front door has sidelight, gable in center of roof slope with extended eaves and jagged barge boards, paintEXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 7183 sq. feetNOTEWORTHY SITE CHARACTERISTICS set back from street facing ample lawn, picket fence - house is similar to #6 Montrose next door.

* of lancet windows in gable.

similar barge board treatment on side gables.

(Map)

SIGNIFICANCE (cont'd on reverse)

#8 Montrose St, along with #6 next door, rank among the finest examples of Carpenter Gothic residential architecture in the Boston area. The inspiration for these houses was probably derived from A. J. Downing's book on country house architecture published in the 1840's + 50's.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above) along Montrose St

This house is one of 9 houses which appear on the 1858 map of Boston and environs. Montrose Street - until 1883 - was a private way which lead to the William Whiting House (just beyond #10 Montrose) By the early 1870's this house was owned by the "Heirs of Mrs. Bowler". From the early 1880's until the early 1900's the family of George H. Patterson lived here. By 1915 a G.R. + A.R. Sanderson owned this property.

This house was presumably built by Ivory McDaniel and Ivory Harmon - they built # 6 Montrose St.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

A Record of the Streets, alleys, places etc of the City of Boston - 1910 Street Commissioners Report.

Norfolk Deeds.

ADDRESS 10 MONTROSE ST COR. between Warren and
MORELAND STS.
NAME present original

MAP No. 19N/11E SUB AREA MT. PLEASANT
DATE 1845 Roxbury and NORFOLK DEEPS
DIRECTORIES 159-81, 82, 83
source

ARCHITECT "
source

BUILDER James W. Cathcart "
source

OWNER Harrison Gray
original present

PHOTOGRAPHS R2/3-'83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF Gable cupola - dormers -

MATERIALS (Frame) clapboards (shingles) stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Carpenter Gothic house with projecting central pavillion, extended eaves,
curving design on barge boards. Central entry is hooded with balustraded
porch above. Has connecting double entry. Note smaller Gothic house to rear.

EXTERIOR ALTERATION minor (moderate) drastic modern shingle siding

CONDITION good fair poor LOT AREA 13,890 sq. feet

NOTEWORTHY SITE CHARACTERISTICS retains semi rural setting - set back from street on
one of larger house lots in area. Lawn slopes down to low pudding stone wall with

Gothic cast iron fence composed
of delicate interlocking pointed
arches and diamond shapes -
(Map) running along top of
fence are little
heralds clasping half
moons
SIGNIFICANCE (cont'd on reverse) This Carpenter
Gothic house (more substantial than
nearby Gothic cottages) provides a
glimpse of mid 19th century Roxbury -
before intensive suburbanization of

ADDRESS 11 Montrose ST COR. Near Warren ST.NAME _____
present originalMAP No. 19N/11E SUB AREA MT. PLEASANTDATE 1845 NORFOLK DEEDS 150-168
sourceARCHITECT _____
sourceBUILDER _____
sourceOWNER Daniel Jackson
original presentPHOTOGRAPHS R2/10-'83TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 1 plus attic, basementROOF gable cupola - dormers -MATERIALS Frame clapboards wood shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION L-shaped Carpenter Gothic Revival cottage presently sided with wood shingles. Exhibits unusual lean-to like profile. 3-bay main facade has windows with hood moldings. Modified entrance porch - saw cut brackets are still intact.EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 4432 sq. feetNOTEWORTHY SITE CHARACTERISTICS part of cluster of Carpenter Gothic houses near Warren St on Montrose St. Front yard enclosed by picket fence, fir tree partially hides main facade.

(Map)

SIGNIFICANCE (cont'd on reverse) Although modified this Carpenter Gothic cottage's form, elements, scale contributes to unique mid 19th c. character of its surroundings. It was built in 1845 for a Daniel Jackson. By 1848 Samuel

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

walker of Samuel Walker and Co., publishers (18 Arch St., Boston) owned this house.

Montrose St (formerly Avenue) was originally (1840s) a private way which lead to the William Whiting estate (beginning just beyond #10 Montrose). Montrose St. was extended to Moreland St. in 1883.

Francis S. Drake notes that "The rising ground near Montrose Ave. was known as Gorton's Hill, from John Gorton, an early resident, who in 1653 had leave from the town [to brew and sell penny beere [beer] and cakes and white breads"] His estate of 6 acres was called "wolf trap". The area now included in Montrose and Forest (later Whiting St.) was known as Warren's pasture."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Roxbury DIRECTORIES

MAPS 1849, 1858, 1866

NORFOLK DEEDS, SUFFOLK DEEDS

ATLAS - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Town of Roxbury F.S. DRAKE - 1878

A Record of the Streets, Alleys, Places Etc. within the City of Boston - 1910 - street Commissioners Report



NAME	present	original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1846 NORFOLK DEEDS - 166-42,43
source

ARCHITECT _____
source

BUILDER John M. Marshall
Benjamin P. Perry DEEDS
source

OWNER J. M. Marston, B. F. Perry
original present

PHOTOGRAPHS 129/11-'83

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 1 plus 2nd flr and basement

ROOF Gable cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION T-shaped Gothic Revival cottage with window labels,
floral barge boards, similar to #9 Montrose - this house probably had
a lapped and battened finish

EXTERIOR ALTERATION minor moderate drastic

CONDITION/ good fair poor LOT AREA 3,25 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Picket fence in front, retaining semi-rural setting,
part of cluster of Carpenter Gothic cottages on Kentrose st near Warren.

SIGNIFICANCE (cont'd on reverse) Well preserved Carpenter Gothic Revival cottage - part of Carpenter Gothic enclave that developed during mid 1940's. Montrose St. (formerly tr.) was a cul de sac which terminated at the entrance to the William

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Whiting estate (just beyond #10 Montrose). The whiting estate was subdivided during the 1880's - Montrose St was cut through to Moreland St. in 1883

Francis S. Drake notes that "The rising ground near Montrose Ave was known as Gorton's Hill, from John Gorton, an early resident, who in 1653 had leave from the town [to brew and sell penny beere and caker and white bread]. His estate of 6 acres was called "Wolf trap". The area now included in Montrose and Forest Ave (later Whiting St) was known as Warren's pasture."

Perry and Marton were speculator builders - for many years #15 was owned by J. C. B. Skillings (1850's - early 1900's)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Town of Roxbury - FS. DRAKE (1898)

Norfolk DEEDS

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Maps - 1832, 1849, 1856, 59, 1866

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

The eastern edge of #17 and #100 lots - lead from Warren Ave to Whiting estate. Montrose St was extended to Montland St in 1883. William Whiting was a Soldier General in the War Department during the Civil War and was later elected to Congress 1872 - he died before he could assume congressional duties.

First owner of the house was an Elizabeth Bailey. Later owners included Sadie R. Creighton (1889), Arthur J. Fiske (1906) and Charlotte A. Smith (1915).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1815, 1884, 1889, 1895, 1899, 1906, 1915
The Roxbury Magazine - 1899 - published by
all Souls Unitarian Church.
BUILDING DEPT. PERMIT



ADDRESS 19 Montrose St. COR. between Aspen and Warren Sts.
NAME present original
MAP No. 19N/11E SUB AREA MT. PLEASANT
DATE 1887 SUFFOLK DEED 1770.594
source
ARCHITECT source
BUILDER source
OWNER Anna B. Newman
original present
PHOTOGRAPHS R.10/1 - '83

TYPE (residential) single ? double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement, attic

ROOF Gable cupola — dormers —

MATERIALS (Frame) Clapboards shingles ^{WOOD} stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.
BASEMENT

BRIEF DESCRIPTION Queen Anne house with interesting front porch [composed of turned posts, round arch bracing, angled transom divided into square segments. wide attic surmounts house [with fancifully enframed triple window in gable's center] gables, 2-story bay at sides.]

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION good fair poor LOT AREA 3032 sq. feet

NOTEWORTHY SITE CHARACTERISTICS white picket fence on rubble stone retaining wall.

(Map)

SIGNIFICANCE (cont'd on reverse) Appealing Queen Anne house with intact clapboard and shingle fabric - constructed after subdivision of William Whiting estate in 1884. Montrose St was a cul de sac (prior to 1880s) which

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

terminated at main entrance to Whiting estate, just beyond #10 Montrose St. Wm. Whiting was a solicitor of the War Department during the Civil War - for which service he declined all payment - he is remembered for his work on "War Powers and the Constitution" - 43 Editions were printed. He was elected to the U.S. Congress in 1872 "but died before he could take his seat in that body."

Owners of #19 included Anna B. Newman (1887 - 1900's) and Cecelia A. Leipsiger (1915)

Note: Drake states that "The area now included in Montrose and Forest Avenues was known as Warren's Pasture."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

1859 Walling map

Atlas 1873, 1884, 1889, 1895, 1899, 1906, 1915

The Roxbury Magazine - 1899 - pub. by All Souls Christian Church

Town of Roxbury - 1878 - Francis Drake

SUFFOLK DEEDS

COR. between Aspen and
Warren STS.

original

SUB AREA MT. PLEASANT

source

source

source

present

PHOTOGRAPHS R 10/2-'83



TYPE (residential) single double row (2-fam)[?] 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic basement

ROOF gable cupola - dormers -

MATERIALS (Frame) clapboards shingles, stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne 2 family (?) with later enclosed
porch on main facade, octagonal bay on main facade, fully
enframed wide gable.

EXTERIOR ALTERATION minor moderate drastic porch addition

CONDITION (good) fair poor _____ LOT AREA 2998 sq. feet

NOTEWORTHY SITE CHARACTERISTICS ponds sit back a few inches from rubble
stone retaining wall.

SIGNIFICANCE (cont'd on reverse) #21 Montrose St
is part of the collection of Queen Anne
houses along Montrose St — represents
mid 1880's development of Montrose St
after subdivision of William Whiting
estate. Montrose St was originally

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

a cul-de-sac which ended just beyond #10 Montrose - at entrance to Whiting estate.
William Whiting was solicitor of the War Department during the Civil War. He was elected to Congress in 1872 but "died before he could take his seat in that body".

Owners of #21 Montrose st included Elizabeth S. Bailey (1882), Emeline B. Gill (1890's, 1900's) and Pearl B. Greff (1915).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas 1873, 1884, 1889, 1895, 1899, 1906, 1915
Roxbury Magazine 1899 - published by
All Souls Unitarian Church

ADDRESS 22 Montrose ST COR. between Aspen
and Warren sts.

NAME	present	original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1884-1889 atlases
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Mary E. Thaxter (1889)
original present

PHOTOGRAPHS K 10/3 - '83



TYPE (residential) single double row (2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic | basement

ROOF steep hip cupola dormers double on main facade

MATERIALS (Frame) (clapboards) ^{wood} (shingles) stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne 2 family (?) house with original fabric
intact - clapboards cover 1st floor, wood shingles on gable and a half above.
pedimented entrance porch, projecting 2 story oriel culminating in gable on side.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 3130 sq. feet

NOTEWORTHY SITE CHARACTERISTICS fir tree in front yard, faces #23 which was
originally identical

SIGNIFICANCE (cont'd on reverse) # 22 Montrose St
is part of the collection of Queen Anne houses
lining Montrose St - represents mid 1880s
development of Montrose St after the
subdivision of the William Whiting estate.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Montrose street was originally a private way which ended just beyond #10 Montrose at the William Whiting house. Whiting was Solicitor of the War Department during the Civil War. He was elected to Congress in 1872 but died before he could take his seat in that body."

Owners of #22 include Mary E Thaxter (1890's, 1900's), and Rosalie Weston (1915)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1900, 1915 -

The Roxbury Magazine - 1999 - published by All Souls Unitarian Church.

ADDRESS 23 Montrose ST. COR. near Aspen ST

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1887 SUFFOLK DEEDS 1760.238
1785.99
source

ARCHITECT _____
source

BUILDER _____
source

OWNER DAVID H. MCKAY
original present

PHOTOGRAPHS RIC/t-'83



TYPE (residential) single double row (2-fam)[?] 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic/basement

ROOF gable cupola — dormers double on main facade

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION asphalt shingle covered Queen Anne 2 family(?) house.
- once identical to #22 Montrose ST.

EXTERIOR ALTERATION minor (moderate) drastic asphalt shingle, modified porch

CONDITION (good) fair poor _____ LOT AREA 3357 sq. feet

NOTEWORTHY SITE CHARACTERISTICS picket fence along front yard.

(Map)

SIGNIFICANCE (cont'd on reverse) Part of
collection of Queen Anne houses along
Montrose street represents development
which occurred after the subdivision
of the William Whiting estate during
the mid-1880's. Montrose street initially

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

ended just beyond #10 Montrose St - it was a private way leading to the William Whiting house. Whiting was a Solicitor of the War Department during the Civil War and was elected to Congress, but "died before he could take his seat in that body".

Owners of the house included Alex D. Cairns (1890's), John W. Strieder (1900), W.H. and L.L. Washington (1915).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906.

The Roxbury Magazine - 1899 published 1915.
by the All Souls Unitarian Church
SUFFOLK DEEDS

ADDRESS 24 MONTROSE ST. COR. OPPOSITE ASPEN ST

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE C. 1884 - 1889 A+1850s
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Mary C. Wheeler (1890)
original present

PHOTOGRAPHS R10/5-1885



TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement / attic

ROOF gable cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne house covered with modern shingle siding.
Main facade features enclosed projecting porch, above cornice level
small gable projects from larger gable.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 3337 sq. feet

NOTEWORTHY SITE CHARACTERISTICS mature tree in front yard, quiet residential street

(Map)

SIGNIFICANCE (cont'd on reverse) This unpretentious
Queen Ann houses lot, prior to c.1890, was
part of the William Whiting estate. Montrose
St was a private way which lead to
the main entrance of the Whiting grounds,
terminating just beyond #10 Montrose.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Montrose st was cut through to Moreland st in 1883.
Owners of this house include Mary Wheeler [1890], Rachel Ginsburg
(1895, 1899, 1906) and T.C. and A.M. Hadley (1915).

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899
1906, 1915

ADDRESS 25 Montrose ST COR. Aspen Street

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1887 SUFFOLK DEEDS 1783:129, 1785:634
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Cordelia A. Knowlton
original present

PHOTOGRAPHS R10/G-183



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF gable cupola - dormers 4 per roof slope

MATERIALS (Frame) clapboards shingles ^{wood} stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen house with clapboards on ground floor, regular and sawtooth shingles above, encircling porch, overhanging gable - cross gable on sides.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 3507 sq. feet

NOTEWORTHY SITE CHARACTERISTICS tree shaded corner lot

SIGNIFICANCE (cont'd on reverse) Substantial

Queen Anne House - built in late 1930s
after the old William Whiting estate was
broken up into house lots - Montrose Street
was originally a private way which

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u> X </u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u> X </u>				

Significance (include explanation of themes checked above)

Lead from Waverly St to the Whiting estate - ending just beyond
#10 Monrose St - extended to Moreland St in 1880's.
Owners include Cordelia Knowlton - 80's, early 90's,
William T. Clark (1896), Anna L. Copeland (1899, 1906)
and John F. Proctor (1915).

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Maps - 1849, 1859, 1866
Atlases 1873, 1884, 1889, 1895, 1899, 1906, 1915
Suffolk County Deeds

ADDRESS 26 Montrose St. COR. near Moreland

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1886 SUFFOLK DEED 1711.378
source

ARCHITECT _____
source

BUILDER _____
source

OWNER JULIAN K. WINNOGEN SMYTHE
original present

PHOTOGRAPHS R10/7-'83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus basement/attic

ROOF gable cupola — dormers 1

MATERIALS (Frame) clapboards shingles ^{under} stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Interesting, highly irregular plan now covered with synthetic siding -
probably had stick style/Queen Anne surface treatments judging by form and gable
decoration

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 7600 sq. feet

NOTEWORTHY SITE CHARACTERISTICS white picket fence, HERDELLIAN HOUSE ANNEX

(Map)

SIGNIFICANCE (cont'd on reverse) stick style - Queen
Anne house with intriguing, highly
irregular form - once part of William
Whiting estate - house represents post
1883 development of Montrose St with
extension to Moreland St.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Owners include W.E. Smyth (1889), 1896—unlabeled,
1899, 1906 - John W. Streiden, 1915 - Barbara A. Streiden.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1898, 1906, 1915
SUFFOLK DEEDS



NAME	present	original

DATE 1886 SUFFOLK DEEDS 1708.125
1760.238
source

ARCHITECT _____ source

BUILDER _____ source _____

OWNER Charlotte E. Fisher
original present

PHOTOGRAPHS K10/8 - '83

TYPE (residential) (single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF gable/hip cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne house with Colonial Revival elements -- front porch with narrow fluted columns and swan-neck scroll pediment with sunburst motif. Fabric altered but basic form remains

EXTERIOR ALTERATION minor moderate drastic

CONDITION good (fair) poor LOT AREA 842-1 sq. feet

NOTEWORTHY SITE CHARACTERISTICS hedge lined yard, chain link fence, old fir tree

SIGNIFICANCE (cont'd on reverse) Part of collection
of 1880s - 1890s Queen Anne houses on Moreland
St - developed after ^{William} Whiting estate
was broken up into smaller house lots,
Montrose St. extended to Moreland
St by 1883.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

This house's owners include - Charlotte E. Fisher (1886 - 99),
Emery Andrews (1906) and Paul I. Andrews (1915).

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915
Suffolk County Registry of Deeds.

ADDRESS 2, 4, 6 MORELAND ST COR.

NAME _____
present original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE 1869 SUFFOLK DEEDS 965, 279, 281, 282
source

ARCHITECT _____
source

BUILDER JOHN GILBERT DEEDS
source

OWNER JOHN GILBERT
original present

PHOTOGRAPHS R 10/10 - '83



TYPE ☒ residential ☐ single ☐ double ☒ row ☐ 2-fam. ☐ 3-deck ☐ ten ☐ apt.
☐ (non-residential)

NO. OF STORIES (1st to cornice) 3 plus ATTIC

ROOF MANSARD cupola _____ dormers 2 EACH

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) ☒ brick BROWN STONE TRIM concrete iron/steel/alum.

BRIEF DESCRIPTION 3 BRICK ROWHOUSES WITH 4 STORY PROTECTING OCTAGONAL
BAYS, HIGH STOOPS, STEEP SLATE MANSARD ROOFS WITH SLIGHTLY
PROTECTING DORMERS, BRACKETED CORNICE; INCISED BROWN STONE TRIM

EXTERIOR ALTERATION ☒ minor ☐ moderate ☐ drastic

CONDITION good ☒ fair ☐ poor _____ LOT AREA 2=1130
4=1111 6=1190 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

(Map)

SIGNIFICANCE (cont'd on reverse) WELL DETAILED
FRENCH ACADEMIC STYLE SPECULATOR
BUILT ROW HOUSE GROUP- SIMILAR
TO 132-136 WARREN STREET AROUND
THE CORNER

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS
ATLAS 1873

ADDRESS 8, 10, 12 MORELAND ST. COR.

NAME _____
present original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE 1888 PERMITS # 115-117
source

ARCHITECT FOUNTAIN PERMIT
source

BUILDER D.W. BECKLER PERMIT
source

OWNER D.W. BECKLER
original present

PHOTOGRAPHS R10/11-'83



TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus

ROOF FLAT cupola 2 TURRETS dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick BROWNSTONE TRIM concrete iron/steel/alum.

BRIEF DESCRIPTION GROUP OF 3 HIGH STYLE 2-STORY BRICK ROWHOUSES
WITH QUARRY FACED BROWNSTONE TRIM, SEGMENTAL ARCHED
ENTRANCES, CORBELLED CORNICE, PROTECTING OCTAGONAL BAYS, GABLES & TURRETS

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 8=1878
10=1895 12=2226 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) MODEST

BRICK ROW WITH INTERESTING
QUEEN ANNE GABLES, TURRETS &
CORBELLING.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1884, 1889

ADDRESS 11 MORELAND ST. COR.

NAME _____
present original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE C. 1845-56 PLAN (NORFOLK VOL. 163 END)
WALLING SURVEY 1856
source

ARCHITECT _____
source

BUILDER _____
source

OWNER _____
original present

PHOTOGRAPHS R10/12-'83



TYPE ☒ (residential) ☒ single double row 2-fam. 3-deck ten apt.
☐ (non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola dormers

MATERIALS ☒ (Frame) clapboards shingles stucco asphalt asbestos ☒ alum/vinyl
☐ (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY HOUSE WITH BRACKETED EAVES
AND ROUND ARCHED ATTIC WINDOW - LARGE CURVING
COLUMNED PORCH WITH BALUSTRADE (PROBABLY LATER ADDITION)

EXTERIOR ALTERATION minor ☒ moderate drastic

CONDITION ☒ good fair poor LOT AREA 5000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS HEDGE

(Map)

SIGNIFICANCE (cont'd on reverse) WELL DETAILED
ITALIANATE HOUSE DOMINATED BY
ELEGANT COLONIAL REVIVAL PORCH -
SERVED AS PARSONAGE TO BOSTON
HIGHLANDS METHODIST CHURCH 1873 -

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

THIS IS THE OLDEST SURVIVING HOUSE ON MORELAND STREET,
WHICH WAS LAID OUT BETWEEN 1845 AND 1857-

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

NORFOLK DEEDS
WALLING SURVEY 1856
ATLAS 1873

ADDRESS 14 MORELAND ST. COR.

NAME _____
present original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE C. 1850-73 MAPS, ATLASES
source

ARCHITECT _____
source

BUILDER _____
source

OWNER C. G. BREWSTER (1873)
original present

PHOTOGRAPHS R 11/1 - '83



TYPE (residential) ^{ORIG.} single ^{NOW} double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY FRONT GABLE HOUSE WITH BRACKETED
EAVES - 2 STORY ADDITION TO FRONT OBSCURES MUCH OF HOUSE.

EXTERIOR ALTERATION minor moderate drastic 2 STORY ADDITION TO FRONT

CONDITION good fair poor LOT AREA 3000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

(Map)

SIGNIFICANCE (cont'd on reverse) ONLY THE
BRACKETED EAVES REVEAL THIS AS
ONE OF THE EARLIEST ITALIANATE
HOUSES ON MORELAND STREET.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

MAPS 1856

ATLASES 1873

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

OTHO AND ALTON REED, WHO SOLD IT TO EMERYN & MARY MOORE THAT SAME YEAR - THE SITE WAS ORIGINALLY PART OF THE WARREN FARM AND WAS CONVEYED BY HEIRS OF DR. JOHN C. WARREN TO HENRY P. SHED IN 1858-

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

NORFOLK DEEDS

MAPS, ATLASES 1845, 1856, 1873

ADDRESS 16 MORELAND ST. COR.

NAME _____
present original

MAP No. 19N/106 SUB AREA MT. PLEASANT

DATE 1893 PERMIT # 247
source

ARCHITECT A.B. PINKHAM PERMIT
source

BUILDER JOHN ELLIS PERMIT
source

OWNER HENRY KELLEY
original present

PHOTOGRAPHS R11/3-183



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola _____ dormers 1 EACH SIDE

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY FRONT & SIDE GABLE HOUSE WITH UNUSUAL WINDOW PATTERN (PALLADIAN WINDOW IN FRONT GABLE, TRIPLE STEPPED ROUND ARCHED WINDOW ON SIDE) & LARGE FRONT/SIDE PORCH

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor _____ LOT AREA 3000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS LARGE TREE IN FRONT

SIGNIFICANCE (cont'd on reverse) THIS QUEEN

ANNE RESIDENCE WITH COLONIAL

REVIVAL ELEMENTS IS DISTINGUISHED

BY UNUSUAL FENESTRATION AND

A GRACEFUL PORCH -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
ATLASES 1889, 1895

ADDRESS 18-20 MORELAND ST. COR.

NAME _____
present original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE 1861 NORFOLK DEED 266.176
ROXBURY DIRECTORY 1862
source

ARCHITECT _____
source

BUILDER GEORGE SCOTT DEED
source

OWNER GEORGE SCOTT
original present

PHOTOGRAPHS R11/4 - '83



TYPE [residential] single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola dormers

MATERIALS [Frame] clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION FRONT GABLE 2 1/2 STORY HOUSE WITH SMALL CLOSELY

SPACED BRACKETS UNDER EAVES WHICH ARE REPEATED ON CORNICES OF FRONT

RECTANGULAR ORIEL & SIDE 2 STORY OCTAGONAL BAY - ROUND & FLAT ARCHED WINDOWS
ENFRAMEMENTS INCLUDE DELICATE HOOD MOULDS - ADDED PORCH & FIRE ESCAPE - CONNECTED
EXTERIOR ALTERATION minor [moderate] drastic STABLE WITH SCATE MANICARD AT REAR

CONDITION good [fair] poor LOT AREA 6000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS LARGE TREES REAR

SIGNIFICANCE (cont'd on reverse) ONE OF THE

MOST DELICATELY DETAILED ITALIANATE

HOUSES ON MORELAND ST. WITH NOTABLE

HOOD MOULDS & BRACKETED EAVES & CORNICES -

INTACT SCATE MANICARD STABLE WITH

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

DORMERS IS ALSO OF HIGH QUALITY - THIS WAS BUILT BY GEORGE SCOTT, A CARPENTER, WHO OCCUPIED IT FROM 1862 UNTIL HIS DEATH - IT WAS SOLD BY HIS CHILDREN TO SUSAN W. BELCHER FOR \$10,900 IN 1869 WHO, IN TURN, CONVEYED IT THAT SAME YEAR TO JAMES A. KELLEY, A MILKMAN - THE SITE WAS ORIGINALLY PART OF THE WARREN FARM - IT WAS ACQUIRED BY SCOTT FROM THE WARREN HEIRS IN 1858 -

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

NORFOLK DEEDS

SUFFOLK DEEDS

ROXBURY DIRECTORIES

BOSTON DIRECTORIES

ATLASES & MAPS 1845, 1856, 1873

ADDRESS 19 MORELAND ST. COR.

NAME _____
present original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE 1862 NORFOLK DEED 266.223
ROXBURY DIRECTORY 1863
source

ARCHITECT _____
source

BUILDER OTHO R. REED DEED
source

OWNER OTHO R. REED
original present

PHOTOGRAPHS R11/5 - '83



TYPE ☒ (residential) ☐ single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF MANISARD cupola dormers 3=FRONT; 2=SIDES

MATERIALS ☒ Frame clapboards shingles stucco ☒ asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION TALL 2 1/2 STORY HOUSE WITH BELLCAST MANSARD,
GABLED DORMERS, BRACKETED & DENTILED CORNICE, OCTAGONAL FIRST
FLOOR ORIEL ON SIDE, ORNATE PORCH & TWIN ROUND ARCHED WINDOWS
WITH HOOD MOULDS OVER PORCH -

EXTERIOR ALTERATION minor ☒ moderate drastic

CONDITION good ☐ fair ☐ poor ☐ VACANT LOT AREA 4684 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

(Map)

SIGNIFICANCE (cont'd on reverse) THIS STATUESQUE
ITALIANATE MANSION WITH ITS FRENCH
SLATE ROOF EXHIBITS A NOTABLE GRANDEUR
OF FORM & DELICACY OF DETAILS -
IT CONTRIBUTES TO THE SPECIAL

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

ELEGANCE OF MORELAND STREET - THE HOUSE WAS BUILT AND FIRST OCCUPIED BY CARPENTER OTHO REED IN 1862 - HE CONVEYED IT TO MARY L. PRINCE FOR \$8,509 IN 1865, WHO IN TURN SOLD IT TO ISAAC THACHER THE FOLLOWING YEAR FOR \$10,400 - IT REMAINED IN THE THACHER FAMILY UNTIL 1891 - AS PART OF THE WARREN FARM, THE LAND WAS CONVEYED TO OTHO REED IN 1858 -

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

NORFOLK DEEDS
ROXBURY DIRECTORIES
SUFFOLK DEEDS
ATLASES & MAPS 1845, 1856, 1873

ADDRESS 22 MORELAND ST. COR.

NAME _____
present original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE 1861 ROXBURY DIRECTORY 1862
source

ARCHITECT _____
source

BUILDER NATHANIEL C. HART DIRECTORY
source

OWNER NATHANIEL C. HART
original present

PHOTOGRAPHS K. H. 76. 81



TYPE ☒ (residential) ☐ (single) ☐ double ☐ row ☐ 2-fam. ☐ 3-deck ☐ ten ☐ apt.
☐ (non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF MANSARD cupola _____ dormers 3 - FRONT/REAR; 2 - SIDES

MATERIALS (Frame) ☒ clapboards ☐ shingles ☐ stucco ☐ asphalt ☐ asbestos ☐ alum/vinyl
(Other) ☐ brick ☐ stone ☐ concrete ☐ iron/steel/alum.

BRIEF DESCRIPTION THIS IS A VERY LARGE WHITE HOUSE WITH A BELL
AND HALLWAY. MOSTLY VERMONTAL ARCHITECTURE. IS TERMINATED BY
THIS IS A VERY LARGE WHITE HOUSE WITH A BELL
AND HALLWAY. MOSTLY VERMONTAL ARCHITECTURE. IS TERMINATED BY
THIS IS A VERY LARGE WHITE HOUSE WITH A BELL
AND HALLWAY. MOSTLY VERMONTAL ARCHITECTURE. IS TERMINATED BY
EXTERIOR ALTERATION ☐ minor ☒ moderate ☐ drastic

CONDITION ☒ good ☐ fair ☐ poor LOT AREA 5400 sq. feet

NOTEWORTHY SITE CHARACTERISTICS EDGE-CLIPPING

SIGNIFICANCE (cont'd on reverse) ITS STAIRS

BEARING AND DETAILS, INCLUDING

(Map)

AND THE ENTIRE HOUSE,

WAS THE FIRST FRENCH ACADEMIC STYLE

AND ON A MAJOR CONTRAST TO

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

THE MORELAND STREETSCAPE - IT WAS BUILT AND FIRST OCCUPIED BY NATHANIEL O. HART, A CARPENTER, WHO BECAME PRESIDENT OF THE MECHANICS SAVINGS BANK IN 1875, WHILE STILL RESIDENT IN THIS HOUSE -

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ROXBURY DIRECTORIES
BOSTON DIRECTORIES
ATLASES & MAPS 1856, 1873

ADDRESS 23 MORELAND ST. COR.

NAME _____
present original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE 1861 NORFOLK DEED 292.141
ROXBURY DIRECTORY 1862
source

ARCHITECT _____
source

BUILDER _____
source

OWNER ISAAC DAGGETT
original present

PHOTOGRAPHS R11/7- '83



TYPE ☒ (residential) ☒ single double row 2-fam. 3-deck ten apt.
☐ (non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola dormers

MATERIALS ☒ (Frame) ☒ clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION THIS 2 1/2 STORY GABLE-ROOFED HOUSE PRESENTS
A SYMMETRICAL STREET FACADE WITH PROTECTING CENTRAL GABLED

BAY & ORNATE PORCH - QUINS ADORN THIS BAY AS WELL AS THE HOUSE CORNERS -
ROUND, SEGMENTAL & FLAT ARCHED WINDOWS HAVE DETAILED EXIFRAMEM EXITS & HOODMOLDS
EXTERIOR ALTERATION ☒ minor moderate drastic WIDE HORIZONTAL FLUSH BOARDING MEETS
QUINS ON FRONT - SIDES & REAR
ARE NARROW CLAPBOARDS - OCTAGONAL
CONDITION ☒ good fair poor LOT AREA 10,866 sq. feet FIRST FLOOR BAYS
ON SIDES -

NOTEWORTHY SITE CHARACTERISTICS _____

(Map)

SIGNIFICANCE (cont'd on reverse) PERHAPS THE
MOST ELEGANT MANSION ON MORELAND
STREET, 23 IS A RICHLY DETAILED,
WELL PROPORTIONED ITALIANATE
STRUCTURE WITH GREEK REVIVAL &

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

GEORGIAN REMINISCENCES - IT WAS BUILT IN 1861 FOR CAPTAIN ISAAC DAGGETT ON LAND FORMERLY OWNED BY SAMUEL & NANCY WELD, WHO WERE AMONG THE LARGEST LAND HOLDERS IN THE DISTRICT - AFTER CAPTAIN DAGGETT'S DEATH, THE PROPERTY WAS SOLD TO JOHN G. CALLOW, A MERCHANT TAILOR, IN 1867.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

NORFOLK DEEDS
ROXBURY DIRECTORIES.
BOSTON DIRECTORIES
ATLASES & MAPS 1857, 1858, 1873

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

THE WORK OF THE EMINENT BOSTON ARCHITECT N.J. BRADLEE (1829-88), WHOSE DESIGNS SHAPED DEVELOPMENT IN THE SOUTH END AND WHO WAS RESPONSIBLE FOR MANY OUTSTANDING MERCANTILE BUILDINGS IN DOWNTOWN BOSTON - THE COMPLETE WORKING DRAWINGS FOR THIS HOUSE EXIST AT THE BOSTON ATHENAEUM - BRADLEE DESIGNED THE DOUBLE HOUSE FOR NATHANIEL O. HART, A CARPENTER, WHO PROBABLY BUILT THE HOUSE AS WELL, IN 1870-71 - HART LIVED NEXT DOOR IN NO. 22, WHICH HE BUILT - THE TWO HALVES OF THE BUILDING WERE SOLD TO CHARLES W. UNDERHILL AND GEORGE W. ROBINSON, RESPECTIVELY, THE YEAR OF THEIR CONSTRUCTION - THE LAND WAS FORMERLY PART OF THE WELD HOLDINGS, LAID OUT AS LOTS IN 1857

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BRADLEE DRAWINGS
SUFFOLK DEEDS
BOSTON DIRECTORIES
MAPS & ATLASES 1857, '873

ADDRESS 25 MORELAND ST COR.

original

MAP No. 19N/10E; 19N/11E SUB AREA MT. PLEASANT

PERMIT # 1661

DERMIT

PERMIT

present

PHOTOGRAPHS R 11/9- '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus

ROOF GABLE cupola dormers 1 DOUBLE ON ^{EA} SIDE

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION TALL 2 1/2 STORY FRONT & SIDE GABLED HOUSE ENCLOSED

FRONT PORCH (PILASTERS & FANLIGHTS) & 2 STORY OCTAGONAL BAY

SUPPORTING DETAILED FRIEZE AND GABLE - PROTECTING SIDE EXTENSION
WITH OVAL WINDOW - 1 STORY GABLED GARAGE AT REAR

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 4689 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) *A LATE*

ADDITION TO MORELAND STREET

WITH SOME INTERESTING COLONIAL
REVIVAL DETAIL & UNUSUAL MASSING.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
ATLASES 1899, 1900, 1915

NAME _____

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DATE 1870 SUFFOLK DEED 1009.37
BOSTON DIRECTORY 1869-73
source

ARCHITECT _____
source

BUILDER _____
source

OWNER JOHN G. CARY
original present

PHOTOGRAPHS R 11/10 - '83

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF *mansard* cupola dormers 3 FRONT/REAR; 2 EAST SIDE

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION SQUARE 2 1/2 STORY HOUSE WITH BELL CAST MANSARD,
GABLED DORMERS, OCTAGONAL ORIEL OVER ENTRANCE, OCTAGONAL
FIRST FLOOR SIDE BAYS, PENTILED CORNICE - LARGE OPEN PORCH
ADDED TO FRONT

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 6430 sq. feet

NOTEWORTHY SITE CHARACTERISTICS HEDGES & LARGE TREE

SIGNIFICANCE (cont'd on reverse) TYPICAL

CONTRIBUTING MOREZANO STREET

MANSSION - FRIEDRICH ACADEMIC -

BUILT FOR JOHN G. CARY IN 1870 -

CARY SOLD THE HOUSE TO RESTY

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

CUTLER IN 1876 FOR \$14,000 - LAND FORMERLY
OWNED BY NANCY WELD-

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

SUFFOLK DEEDS
BOSTON DIRECTORIES
ATLAS & MAPS 1857, 1873

ADDRESS 28 MORELAND ST. COR. CLEVELAND

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1864 NORFOLK DEED 307.12
ROXBURY DIRECTORY 1864
source

ARCHITECT _____
source

BUILDER _____
source

OWNER JOHN F. NEWTON
original present

PHOTOGRAPHS R11/11 - '83



TYPE ☒ (residential) ☐ single double row 2-fam. 3-deck ten apt.
☐ (non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF MANSARD cupola _____ dormers 3 FRONT/REAR; 2 EA. SIDE

MATERIALS ☒ (Frame) clapboards shingles stucco ☒ asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION LARGE, SQUARE 2 1/2 STORY MANSION WITH 2 STORY

REAR EXTENSION - BELLCAST MANSARD, SEGMENTAL ARCHED DORMERS,

DECORATIVE FRIEZE AT ROOF LINE, ELABORATE BRACKETED ENTRANCE
PORCH, OCTAGONAL FIRST FLOOR SIDE BAYS, DOUBLE ROUND-ARCHED WINDOW
EXTERIOR ALTERATION minor ☒ moderate drastic OVER ENTRANCE, ROUND, SEGMENTAL
& FLAT ARCHED WINDOWS WITH ELABORATE

CONDITION ☒ good fair poor _____ LOT AREA 10,000 sq. feet CAPS & HOODHOULDS

NOTEWORTHY SITE CHARACTERISTICS LARGE CORNER LOT WITH HEDGES &

LARGE, OLD TREES

SIGNIFICANCE (cont'd on reverse) HIGH STYLE

MANSARDED ITALIANATE MANSION

IN PROMINENT CORNER LOCATION - RKH

DETAIL, ESPECIALLY WINDOW ENFRAMEMENTS-

MAJOR CONTRIBUTOR TO MORELAND

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

STREETSCAPE - IT WAS BUILT IN 1864 FOR JOHN F. NEWTON, A PROVISION MERCHANT, WHO SOLD THE PROPERTY IN 1875 TO HARRIETTE A. MAKEPEACE FOR \$15,000 - SITE ORIGINALLY PART OF THE WELD HOLDINGS -

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

NORFOLK DEEDS
SUFFOLK DEEDS
REXBURY DIRECTORIES
MAPS & ATZASES 1857, 1873

ADDRESS 30, 32, 34, 36, 38 COR. Cleveland ST.
Moreland ST.

NAME present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1886 Permits # 161, 162, 163, 164
source

ARCHITECT J. H. Berarick "
source

BUILDER source

OWNER Ariel Low
original present

PHOTOGRAPHS R11/12 - '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF flat cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Five town houses - Cleveland/Moreland corner addressed via circular tower topped with a copper clad dome. Recessed entrances - Romanesque capitals top of brick piers - Most original doors intact - Corbelled cornice above 2nd floor + metal cornice above 3rd floor - Brownstone him.-sells lintels
EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 30 = 40 50 34 = 2300
32 = 2300 36 = 2300 sq. feet
38 = 2300

NOTEWORTHY SITE CHARACTERISTICS narrow front yards with granite block borders, faces another well crafted brick row - #35-43 Moreland ST.

SIGNIFICANCE (cont'd on reverse) Handsome Queen

Anne row containing 5 townhouses. John H. Berarick was their builder's architect -
He was a prolific Boston area architect
initially associated with architectural firm
of S. J. F. Thayer - later self employed
with office on Pemberton Square.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Many commissions from Protestant and Catholic churches including Parochial schools, churches, seminaries.

i.e. - St. James Swedenborgian church in Roxbury, churches in Gloucester, Rockland and Whitman

Prior to mid 1880's these houses lots were part of the Ariel low estate. Low House was located at #41 Winthrop St with large stable to rear.

In 1889 the owners included M. A. Low - #30,
H. P. Poor #32, S. E. Magee #34, M. C. Aiken #36,
A. Low #38.

By 1915 - #32 - Grace B. McFritie
#32 - Martha S. Reed
#34 - Theo. H. Tyndale
#36 - C. Low et al
#38 - Julius F. Fay

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915

BPL architect file

Biographical Dictionary of American Architects (1970)
- Withers

ADDRESS 31 MORELAND ST. 20R. OPP. CLEVELAND

NAME _____

present

original

MAP No. 19N/11E; 19N/10E SUB AREA MT. PLEASANT

NORFOLK DEEDS 268, 34, 35, 36

DATE 1858

ROXBURY DIRECTORY 1860

source

ARCHITECT

source

BUILDER

source

OWNER JOHN C. PARK

original

present

PHOTOGRAPHS R 12/1 - '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola SQUARE dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY HOUSE WITH LARGE SQUARE CUOLA

ATOP HEAVY-EAVED GABLE ROOF - SLIGHTLY PROJECTING GABLED

CENTRAL BAY ON FRONT - ROUND, SEGMENTAL, FLAT ARCHED WINDOWS
WITH HOOD MOULDS - FIRST FLOOR SIDE OCTAGONAL BAYS

EXTERIOR ALTERATION minor moderate **drastic** STORY ADDITION TO FRONT

CONDITION good fair poor _____ LOT AREA 14,186 sq. feet

NOTEWORTHY SITE CHARACTERISTICS LARGE TREES

SIGNIFICANCE (cont'd on reverse) ONCE IMPRESSIVE

MANSSION, COMPROMISED BY ADDITION,

RETAINS CUPOLA AND SOME FINE

WINDOW & BRACKET DETAIL - BUILT

FOR JOHN C. PARK, A COUNSELLOR-AT-LAW

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

IN 1858 - ITALIANATE IN STYLE - PARK SOLD THE
HOUSE TO CALVIN W. CLARK, A MERCHANT, IN 1869
FOR \$16,000 - ORIGINALLY PART OF THE WELD
PROPERTY-

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

NORFOLK DEEDS

SUFFOLK DEEDS

ROXBURY DIRECTORIES

MAPS & ATLAS 1857, 1873

ADDRESS 33,35,37,39,41,43 MOKELAND ST. COR. NAME present original MAP No. 19A/11E SUB AREA MT. PLEASANTDATE 1878-79 PERMITS # 112; #39, #40
source ARCHITECT J.H. BESARICK PERMITS
source BUILDER JAMES FAGAN PERMITS
source OWNER ARIEL LOW
original present PHOTOGRAPHS R12/2 - '83TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential) NO. OF STORIES (1st to cornice) 2 1/2 plus ATTICROOF MANSAARD cupola dormers 2 EACH UNITMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick Brickstone TRIM concrete iron/steel/alum.BRIEF DESCRIPTION 6 ELABORATELY DETAILED BRICK ROWHOUSES WITHA STEEP MANSAARD ROOF AND LARGE CLIPPED-GABLE + SMALLER GABLEDORMERS, HIGH STOOPS SURMOUNTED BY COLUMNED PORCHES, 2 1/2 STORY
OCTAGONAL BAYS, INSET ORNAMENTAL TILES, INCISED STONE WINDOW CAPS,
EXTERIOR ALTERATION (minor) moderate drastic ELABORATE CORRECTABLECONDITION good (fair) poor LOT AREA 33=2725 39=2370
35=2670 41=2395 sq. feet
37=2670 43=2597NOTEWORTHY SITE CHARACTERISTICS LOW PUDDING STONE WALL; SHRUBERYSIGNIFICANCE (cont'd on reverse) THIS QUEENAXINE / STICK STYLE GROUPING IS ONEOF THE MOST RICHLY DETAILED &ELABORATELY ARTICULATED IN THEDISTRICT - ESPECIALLY UNUSUAL ARE

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

THE LARGE CLIPPED GABLE DORMERS (AS PART OF AN ELABORATE ROOF STRUCTURE) AND THE ORNATE ENTRANCE PORCHES - THIS ROW WAS DESIGNED BY JOHN H. BESARICK, AN IMPORTANT & PROLIFIC BOSTON ARCHITECT, FOR THE PROMINENT MERCHANT & LAND OWNER, ARIEL LOW-

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
MAPS & ATLASES 1873, 1882

ADDRESS 40 MORELAND ST. COR.

NAME _____

original

MAP No. 19N/11E

SUB AREA MT. PLEASANT

DATE 1886

ATZASES
BOSTON DIRECTORY 1887
source

ARCHITECT

source

BUILDER

source

OWNER JOSEPH & SARA G. HAWKINS

original

present

PHOTOGRAPHS R 12/3 - '83



TYPE ((residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF HIP/GABLE cupola dormers / Front

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY HOUSE WITH COMPLEX ROOF CONFIGURATION

§ MASSING - PORCH WITH ROUND ARCHES & TURNED SPINDEL

BALUSTRADE -

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 5428 sq. feet

NOTEWORTHY SITE CHARACTERISTICS HEDGES, LARGE FIR TREE

SIGNIFICANCE (cont'd on reverse) QUEEN ANNE

HOUSE WITH ELABORATE ROOF TREATERING

AND INTERESTING PORCH -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON DIRECTORIES
ATLASES 1884, 1889

ADDRESS 42 MORELAND ST. COR.

NAME _____
present original

MAP No. 194/11E SUB AREA MT. PLEASANT

DATE 1888 BOSTON DIRECTORY 1889
SUFFOLK DEED 1794.65
source

ARCHITECT _____
source

BUILDER _____
source

OWNER ALFRED H. HOWE
original present

PHOTOGRAPHS R14/4 - '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos (alum/vinyl)
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION STRONGLY ARTICULATED FRONT & SIDE GABLES,
OFFSET OCTAGONAL BAY IN FRONT, LARGE PORCH

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION good fair poor LOT AREA 5428 sq. feet

NOTEWORTHY SITE CHARACTERISTICS HEDGE

SIGNIFICANCE (cont'd on reverse) QUEEN ANNE
HOUSE OF MODEST INTEREST,
COMPATIBLE WITH #40, BUILT FOR
ALFRED H. HOWE, A BOOT & SHOE
MERCHANT

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEED
ATLASES 1884, 1889
BOSTON DIRECTORY

ADDRESS 44, 46 MORELAND ST. COR.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE C. 1884-89 ATLASES
source

ARCHITECT _____
source

BUILDER _____
source

OWNER _____
original present

PHOTOGRAPHS R19/5- '83



TYPE [residential] single double [row] 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus _____

ROOF FLAT cupola _____ dormers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
[Other] [brick] Brownstone TRIM concrete iron/steel/alum.

BRIEF DESCRIPTION 2 UNIT ROW HOUSE GROUP, RED BRICK WITH BROWN-
STONE SILLS & LINTELS, BROW FRONTS, CORBEL TABLE, SEGMENTAL
ARCHED ENTRANCES, ARTICULATED CHIMNEYS ON SIDE

EXTERIOR ALTERATION [minor] moderate drastic _____

CONDITION [good] fair poor _____ LOT AREA 2714, 2714 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) MODEST BUT

WELL PROPORTIONED QUEEN ANNE

Row -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ATLASES 1884, 1889

PHOTOGRAPHS R12/5- '83

NOTEWORTHY SITE CHARACTERISTICS SLOPING SITE; EVERGREEN SHRUBS

SIGNIFICANCE (cont'd on reverse) THIS IS A
MOST UNUSUAL ROWHOUSE COMPLEX,
ALMOST CASTLELIKE (QUEEN ANNE
ELABORATION - FASCINATING
AMALGAM OF FORMS -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1884, 1889



ADDRESS 51-53 MORELAND ST. COR.

NAME	present	original

MAP No. 1921/11E SUB AREA MT. PLEASANT

DATE 1895 PERMITS #866, #867
source

ARCHITECT GEORGE A. AVERY PERMITS source

BUILDER OURISH & RICH PERMITS _____
source

OWNER FRANCIS W. KITTRIDGE
original present

PHOTOGRAPHS R12/G- '83

TYPE ☒ (residential) single ☒ double row 2-fam. 3-deck ten apt.
☐ (non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF HIP cupola dormers 2 FRONT, 1 EA. SIDE

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION LARGE 2 1/2 STORY DOUBLE HOUSE WITH FLANKING
OCTAGONAL BAYS JOINED BY BRACKETED ENTRANCE HOOD-HIP
ROOF WITH HIP DORMERS; OCTAGONAL BAYS EACH SIDE

EXTERIOR ALTERATION minor moderate drastic DETAIL REMOVED; ALUMINUM SIDING

CONDITION good fair poor LOT AREA 5663 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) *COLONIAL*

REVIVAL DOUBLE HOUSE LACKING

ITS ORIGINAL DETAIL -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1889, 1895, 1899

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

EDWIN LEWIS, JR WAS AN IMPORTANT BOSTON
ARCHITECT ACTIVE IN DORCHESTER, BRAINTREE,
ETC -

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT

ATLASES 1889, 1895

TUCCI: BUILT IN BOSTON



ADDRESS 66 MORELAND ST. COR. FAIRLAND

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1916 PERMIT # 306
source

ARCHITECT SAMUEL S. LEVY PERMIT
source

BUILDER BENJAMIN COTEN PERMIT
source

OWNER MISS B. GINSBURG
original present

PHOTOGRAPHS R12/8- '83

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola _____ dormers 2 EA. SIDE

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY GABLE ROOF HOUSE WITH PORCHES

FRONT & REAR - OCTAGONIAL BAY UNDER GABLED DORMER

ON SIDE - TRIANGULAR ORIEL IN FRONT GABLE -

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor _____ LOT AREA 6380 sq. feet

NOTEWORTHY SITE CHARACTERISTICS PUDDING STONE RETAINING WALL, WELL

LANDSCAPED WITH HEDGES & FIR TREES -

SIGNIFICANCE (cont'd on reverse) WELL SITED

LATE QUEEN ANNE HOUSE -

RELATES TO ADJACENT GROUP

OF 3 HOUSES ON FAIRLAND ST -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
ATLASES 1915, 1931

ADDRESS 67,69 MORELAND ST COR. MONTROSE
31-33 MONTROSE STNAME _____
present originalMAP No. 19N/11E SUB AREA MT. PLEASANTDATE 1905-7 PERMITS # 612, # 911
sourceARCHITECT JAMES A. MAHAN PERMITS
sourceBUILDER JAMES A. MAHAN PERMITS
sourceOWNER JOHN MAHAN
original presentPHOTOGRAPHS R12/9; R10/9 - '83TYPE ☒ (residential) single double row 2-fam. 3-deck ten ☒ apt
(non-residential)NO. OF STORIES (1st to cornice) 3 plus _____ROOF FLAT cupola _____ dormers _____MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
☒ (Other) ☒ brick stone TRIM concrete iron/steel/alum.BRIEF DESCRIPTION 3 STORY APARTMENT GROUP ON CORNER SITE -
QUARRY-FACED STONE FLAT LINTELS & QUOINS - MODILLIONED
CORNICE (67,69) & CORBEL TABLE (31-33) - TURRET-LIKE CORNEREXTERIOR ALTERATION ☒ minor moderate drastic _____CONDITION ☒ good fair poor _____ LOT AREA 67=2887
69=2930 33=3579 sq. feetNOTEWORTHY SITE CHARACTERISTICS HEDGESSIGNIFICANCE (cont'd on reverse) COLONIAL
REVIVAL APARTMENT COMPLEX THAT
RELATES WELL TO THE CORNER.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
ATLASES 1899, 1905, 1915

ADDRESS 75 MORELAND ST. COR. COPELAND

NAME present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1883 PERMIT #125
source

ARCHITECT SHAW & HUNNEWELL PERMIT
source

BUILDER RUMERY & MAXWELL PERMIT
source

OWNER ABBIE E. HOXIE
original present

PHOTOGRAPHS R12/11 - '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF HIP cupola dormers 3 PER SIDE

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION SQUARE BRICK MANSION WITH CENTER PEAK

HIP ROOF AND 3 GABLED DORMERS PER SIDE - DENTILED BRICK

CORNICE, QUOINS & OTHER PANEL BRICK DETAIL - SEGMENTAL
ARCHED WINDOWS - ENTRANCE WITH FAN & SIDELIGHTS - OCTAGONAL BAY ON
EXTERIOR ALTERATION minor moderate drastic COPELAND - EXTENSION TO EAST

CONDITION good fair poor LOT AREA 12,538 sq. feet

NOTEWORTHY SITE CHARACTERISTICS PUDDING STONE RETAINING WALL, FIR
TREES

(Map)

SIGNIFICANCE (cont'd on reverse) QUEEN ANNE /
PANEL BRICK MANSION UNUSUAL IN
DISTRICT - WELL DETAILED & WELL
LOCATED ON CORNER SITE & FACING
HOWES PLAYGROUND - DESIGNED BY

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

PROMINENT BOSTON ARCHITECTS, SHAW & HUNNEWELL,
KNOWN FOR WORK IN THE BACK BAY -

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
ATLASES 1882, 1884

ADDRESS 78 MORELAND ST. COR.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1891 SUFFOLK DEEDS 1941.516;
source 1979.222

ARCHITECT _____
source

BUILDER _____
source

OWNER MARY E. R. WILLARD
original present

PHOTOGRAPHS R 12/10 - '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GAMBREL cupola _____ dormers 3 EA ON 2 SIDES

MATERIALS Frame clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY FRONT GAMBREL HOUSE WITH 3 HIP DORMERS

PEK SIDE - SIDE ENTRANCE WITH GABLED PORTICO - OCCULUS

WINDOWS FLANKING PALLADIAN MOTIF IN ATTIC FACING STREET

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA 6500 sq. feet

NOTEWORTHY SITE CHARACTERISTICS LARGE TREES & SHRUBS - ABUTS

GERTRUDE HOWES PLAYGROUND (FORMER NANCY WELD ESTATE)

SIGNIFICANCE (cont'd on reverse) INVENTIVE

COLONIAL REVIVAL DESIGN COMBINING

SYMMETRICAL DETAIL WITH ASYMMETRICAL

MASSING - WELL SITED BY PARK -

FORMERLY PART OF WELD ESTATE -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS
ATLASES 1889, 1895

ADDRESS 80 MORELAND ST. COR.

NAME _____
present original

MAP No. 194/11E SUB AREA MT. PLEASANT

DATE 1875 SUFFOLK DEED 1305.173
source

ARCHITECT _____
source

BUILDER _____
source

OWNER WILLIAM BARTON
original present

PHOTOGRAPHS R12/12 - '83



TYPE ☒ residential ☐ single double row 2-fam. 3-deck ten apt.
☐ (non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF MANSARD cupola dormers 3 PER SIDE

MATERIALS ☒ (Frame) clapboards shingles stucco ☒ asphalt asbestos alum/vinyl
☐ (Other) brick stone ☐ concrete iron/steel/alum.

BRIEF DESCRIPTION LARGE 2 1/2 STORY HOUSE DOMINATED BY
SLATE MANSARD AND ELABORATE GOTHIC DORMERS -
BRACKETED CORNICE, OCTAGONAL 2 STORY BAYS CULMINATING
IN TOWER-LIKE DORMERS

EXTERIOR ALTERATION minor ☒ moderate drastic

CONDITION ☒ good fair poor LOT AREA 9750 sq. feet

NOTEWORTHY SITE CHARACTERISTICS EVERGREEN SHRUBS

(Map)

SIGNIFICANCE (cont'd on reverse) THIS MANSION
IS CROWNED BY A SPECTACULAR
HIGH VICTORIAN GOTHIC ASSEMBLAGE
OF POINTED & CLIPPED GABLE DORMERS
PROTRUDING FROM A SLATE MANSARD -

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

IT WAS BUILT FOR WILLIAM BARTON IN 1875, WHO
PURCHASED THE LAND FROM SAMUEL WELD-

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

SUFFOLK DEEDS
ATLASES 1873, 1882

ADDRESS 81 MORELAND ST. COR.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT
NORFOLK DEED 330.182

DATE 1867; 1912 BOSTON DIRECTORY 1868-LETTER
source

ARCHITECT C.A. F.N. RUSSELL (1912) LETTER
source

BUILDER _____
source

OWNER JOSEPH M. PIKE (1867) L. WALDO SMITH (1912)
original present

PHOTOGRAPHS R13/1, 2 - '83



TYPE (residential) single double row 2-fam. DOUBLE 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus

ROOF FLAT cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 3 STORY DOUBLE 3-DECKER WITH HEAVY BRACKETED CORNICE, TWIN OCTAGONAL BAYS ON FRONT FLANKING 2 STORY PORCH WITH COLUMNS, BRACKETED CORNICE, BALUSTRADES - AT REAR OF LOT IS BRICK STABLE WITH MANSARD, CUPOLA & UNUSUAL TRIANGULAR GABLE
EXTERIOR ALTERATION minor moderate drastic CONVERTED TO DOUBLE 3-DECKER
STABLE 1912 1867

CONDITION good fair poor LOT AREA 12,446 sq. feet

NOTEWORTHY SITE CHARACTERISTICS LARGE, LANDSCAPED SITE, HEDGES, TREES, PUDDINGSTONE RETAINING WALL, FLIGHT OF STEPS

SIGNIFICANCE (cont'd on reverse) UNUSUAL

ALTERATION OF 1867 MANSION INTO HIGH STYLE COLONIAL REVIVAL DOUBLE 3-DECKER - SURVIVING 1867 BRICK STABLE OF HIGH QUALITY - JOSEPH M.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

PIKE, FOR WHOM THE ORIGINAL HOUSE WAS BUILT, PURCHASED THE LAND FROM SAMUEL WELD IN 1865 SUBJECT TO THE CONDITION THAT WITHIN 10 YEARS HE BUILD A DWELLING HOUSE OF A SIZE & VALUE NOT LESS THAN THE HOUSE OF FRANKLIN CURTIS AT THE CORNER OF WAVERLY & PERRIN- THE CURTIS HOUSE, BUILT IN 1860, STILL STANDS, HAVING BEEN MOVED ACROSS PERRIN STREET FROM 30 WAVERLY TO 76 PERRIN- PIKE, IN REAL ESTATE, AS WELL AS THE WOOD & COAL BUSINESS, OCCUPIED 81 MORE LAND FROM 1868 UNTIL HE SOLD IT TO JOSEPH HOUGHTON, A GRAIN & MEAL MERCHANT, IN 1872

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

NORFOLK DEEDS

SUFFOLK DEEDS

LETTER

BOSTON DIRECTORIES

ATLASES & MAPS 1857, 1873, 1884, 1899, 1906, 1915

ADDRESS 84 MORELAND ST. COR.

original

SUB AREA Mt. PLEASANT

source

source

source

present

PHOTOGRAPHS R13/3 - '83



(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola dormers 2

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY FRONT GABLE HOUSE WITH WIDE BOARD
BANDING BETWEEN FLOORS, A 2 STORY OCTAGONAL BAY IN
FRONT AND GABLED PORCH.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 7040 sq. feet

NOTEWORTHY SITE CHARACTERISTICS EVERGREENS

SIGNIFICANCE (cont'd on reverse) SUBURBAN

RESIDENTIAL STYLE WITH AN

INTERESTING ENTRANCE PORCH-

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
ATLASES 1915, 1931

ADDRESS 85, 87 MORELAND ST. COR.

NAME _____

present original

MAP No. 19N/11E SUB AREA MT. PLEASANTDATE 1892 PERMITS # 555, 556
sourceARCHITECT J.H. BESARICK PERMITS
sourceBUILDER H.A. HOLT PERMITS
sourceOWNER MARGARET A. DARLING
original presentPHOTOGRAPHS R 13/4 - '83TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus ATTICROOF GAMBREL cupola _____ dormers 6MATERIALS (Frame) clapboards shingles stucco (asphalt) asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.BRIEF DESCRIPTION TWIN GAMBRELS FACING STREET WITH RECESSEDBALCONIES FLANKED BY OCULUS WINDOWS & LUNETTES ABOVEBALCONIES - GAMBREL OVER 2 STORY SEMI-CIRCULAR ^{DAY} ON EACH SIDE
ELEVATION WITH PALADIAN WINDOW - 3 GABLED DORMERS EACH SIDE - 3 STORYEXTERIOR ALTERATION minor (moderate) drastic PORCH AT REAR - LARGE COLUMNED
CONDITION good fair poor _____ LOT AREA 85 = 4560 87 = 4540 PORCHES ON STREET
sq. feetNOTEWORTHY SITE CHARACTERISTICS PUDDING STONE RETAINING WALL,HEDGES & SHRUBSSIGNIFICANCE (cont'd on reverse) A SPECTACULARCOLONIAL REVIVAL TOUR DE FORCE ONA MASSIVE SCALE USING THE GAMBRELROOF & COLONIAL DETAILS TOADVANTAGE - A MAJOR CONTRIBUTION

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

TO THE MORELAND STREETSCAPE - DESIGNED BY
THE IMPORTANT & PROLIFIC BOSTON ARCHITECT
J. H. BESARICK -

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1889, 1895

ADDRESS 86 MORELAND ST. COR.

NAME _____
present original

MAP No. 194/11E SUB AREA MT. PLEASANT

DATE 1926 PERMIT # 1432
source

ARCHITECT JAMES I. STEEVES PERMIT
source

BUILDER JAMES I. STEEVES PERMIT
source

OWNER MINNIE STEEVES
original present

PHOTOGRAPHS R13/5 - '83



TYPE ☒ residential ☒ single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus _____

ROOF HIP cupola _____ dormers _____

MATERIALS ☒ (Frame) ☒ clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION 2 STORY HOUSE WITH A MONUMENTAL GABLED
2-STORY PORCH IN FRONT BESIDE A SHALLOW OCTAGONAL
BAY - WIDE BOARD BANDING BETWEEN FLOORS

EXTERIOR ALTERATION ☒ minor moderate drastic _____

CONDITION ☒ good fair poor _____ LOT AREA 4400 sq. feet

NOTEWORTHY SITE CHARACTERISTICS SHRUBS & TREES

SIGNIFICANCE (cont'd on reverse) HOUSE IS

DOMINATED BY STRONG 2-STORY

CLOSED GABLE PORCH

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
ATLASES 1915, 1931

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

~~THE~~ REAL ESTATE BUSINESS, IN 1872 - IN 1867 ~~PIKE~~
BUILT #81 MORELAND STREET, OCCUPYING THAT HOUSE
UNTIL 1872 -

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

MAPS & ATLASES 1850, 1873
BOSTON DIRECTORIES
SUFFOLK DEEDS

ADDRESS 92 MORELAND ST. COR. OPP. PERRIN

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1972 1873 ATLAS
SUFFOLK DEEDS 1121, 254, 255
source

ARCHITECT _____
source

BUILDER _____
source

OWNER EMILY F. PARKER
original present

PHOTOGRAPHS R13/7- '83



TYPE ☒ (residential) ☒ single double row 2-fam. 3-deck ten apt.
☐ (non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF MANSARD cupola dormers 2 EACH SIDE

MATERIALS ☒ (Frame) clapboards shingles stucco asphalt ☒ asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION SQUARE 2 1/2 STORY HOUSE WITH 2 STORY REAR
EXTENSION, MANSARD ROOF (SLATE), 2 GABLED DORMERS PER
SIDE, PROJECTING 3 STORY CENTER BAY ON FRONT WITH
SHARP GABLE ROOF AND BRACKETING - BRACKETED CORNICE, SEGMENTAL
EXTERIOR ALTERATION minor ☒ moderate drastic ARCHED WINDOW ENFRAMEMENTS,
PORCH

CONDITION ☒ good fair poor _____ LOT AREA 14,216 sq. feet

NOTEWORTHY SITE CHARACTERISTICS HEDGES & TREES

(Map)

SIGNIFICANCE (cont'd on reverse) INTERESTING
ITALIANATE HOUSE WITH GOTHIC
CENTRAL BAY, CONTRIBUTES TO THE
MORELAND STREETSCAPE -

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ATLASES & MAPS 1856, 1873
SUFFOLK DEEDS

SIGNIFICANCE (cont'd on reverse) ONE OF THE
MOST MONUMENTAL ITALIANATE
MANSIONS IN THE DISTRICT WITH
A WELL PROPORTIONED & RICHLY DETAILED
STREET FACADE - IT WAS BUILT

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

FOR JAMES P. WHEELER, A MERCHANT, IN 1860,
ON LAND FORMERLY HELD BY THE WEED FAMILY -
IT IS A MAJOR CONTRIBUTOR TO MORELAND STREET
AND THE DISTRICT -

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

NORFOLK DEEDS

MAPS & ATLAS 1857, '873

ADDRESS 94, 96 MORELAND ST COR.NAME _____
present originalMAP No. 19N/11E SUB AREA MT. PLEASANTDATE 1895-96 PERMITS # 1014, #1015
sourceARCHITECT T. EDWARD SHEEHAN PERMITS
sourceBUILDER DAVID NUGENT PERMITS
sourceOWNER SARAH FOLEY
original presentPHOTOGRAPHS R 13/9 - '83TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus ATTICROOF GABLE cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION MASSIVE DOUBLE HOUSE WITH A CROSS AND
INTERLOCKING GABLE ROOF, PALLADIAN WINDOWS, LUNETTES,
ROUND & OCTAGONAL BAYS, AN ORIEL, OCCULI, COLUMNED PORCHESEXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 94 = 3415
96 = 3474 sq. feetNOTEWORTHY SITE CHARACTERISTICS HEDGES & TREESSIGNIFICANCE (cont'd on reverse) GRANDCOLONIAL REVIVAL DOUBLE MANSION
WITH UNUSUAL MASSING, SCALE
& TREATMENT OF DETAILS -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1889, 1895, 1899



ADDRESS 95 MORELAND ST. COR. PERRIN

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1870 SUFFOLK DEEDS 975.286; 2010.295
BOSTON DIRECTORY 1870
source

ARCHITECT _____
source

BUILDER IVORY HARMON DEEDS
source

OWNER IVORY HARMON
original present

PHOTOGRAPHS R13/10, 11 - '83

TYPE ☒ (residential) ☐ single ☐ double ☐ row ☐ 2-fam. ☐ 3-deck ☐ ten apt.
☐ (non-residential)

NO. OF STORIES (1st to cornice) 2 plus _____

ROOF HIP cupola SQUARE dormers _____

MATERIALS ☒ (Frame) clapboards shingles stucco ☒ asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION LARGE SQUARE MANSION WITH A HIP ROOF

TERMINATING IN A SQUARE CUPOLA - HEAVY PROTECTING CORNICE

WITH MODILLIONS & DENTILS - 3 SETS OF PAIRED WINDOWS ON A STREET
OVER COLUMBED PORTICO - PAIRED 2 STORY OCTAGONAL BAYS ON PERRIN

EXTERIOR ALTERATION minor ☐ moderate ☐ drastic ☒ SEVERAL ADDITIONS IRON ST. FINIAL ON CUPOLA

CONDITION good ☐ fair ☒ poor _____ LOT AREA 12,099 sq. feet

NOTEWORTHY SITE CHARACTERISTICS LARGE CORNER LOT, PUDDINGSTONE

RETAINING WALL, HEDGES & TREES

SIGNIFICANCE (cont'd on reverse) ITALIA X IATE

A SQUARE MAXISION WITH INTERESTING

CUPOLA & PORTICO - PROMINENT CORNER

LOCATION - NUMEROUS ADDITIONS

(IT IS NOW A NURSING HOME) OVER THE

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

YEARS HAVE NOT DESTROYED THE INTEGRITY OF THE BUILDING - BUILT BY & FOR IVORY HARMON, A HOUSEWRIGHT & BUILDER, IN 1870 ON LAND CONVEYED BY THE WELD FAMILY - HARMON OWNED THE MANSION UNTIL 1891 WHEN IT WAS CONVEYED TO MARY F. CURTIS

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

BOSTON DIRECTORIES

MAPS & ATLASES 1856, 1857, 1873

ADDRESS 97,99 MORELAND ST. COR.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1894 PERMITS # 885, *886
source

ARCHITECT OURISH & RICH PERMITS
source

BUILDER OURISH & RICH PERMITS
source

OWNER G.E. HOWE
original present

PHOTOGRAPHS R 13/12 - '83



TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF MANSAIRD cupola _____ dormers 4 FRONT & REAR

MATERIALS (Frame) clapboards shingles stucco asphalt (asbestos) alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY DOUBLE HOUSE, MANSAIRD FRONT & REAR WITH HIP & GABLE DORMERS - FLANKING 2 STORY OCTAGONAL BAYS ON FRONT - ADDED PORCH

EXTERIOR ALTERATION minor moderate (drastic) PORCH ADDED, DETAIL LOST, ASBESTOS

CONDITION good (fair) poor _____ LOT AREA 97 = 3440
99 = 4069 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) OVERALL
FORM OF MODEST INTEREST -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1889, 1895, 1899

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1873, 1882, 1884



ADDRESS 102, 102A MORELAND ST. COR. BLUE HILL AVE.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1895-96 PERMIT # 508
source

ARCHITECT _____
source

BUILDER MORIS GUTHON PERMIT _____
source

OWNER SELMA GUTHON
original present

PHOTOGRAPHS R14/2 - '83

TYPE ☒ (residential) single double ☒ row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus _____

ROOF FLAT cupola _____ dormers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
☒ (Other) ☒ brick stone LIXITELS concrete iron/steel/alum.

BRIEF DESCRIPTION PAIR OF VERY NARROW DEPTH ROWHOUSES
OF MOTTLED TAN BRICK - SERIES OF BOWFRONTS - STONE
LINTELS, FAINT CORBEL TABLE - SPINDLE ENTRANCE PORCH
ON 102A

EXTERIOR ALTERATION minor ☒ moderate drastic _____

CONDITION good ☒ fair poor _____ LOT AREA 102 = 906
102A = 909 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) UNUSUAL
FOR SHALLOW DEPTH & UNIDULATING
FACADE.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS

ATLASES 1889, 1895, 1899

ADDRESS 1,4 MURRAY AV. COR. OF BLUE HILL AV

NAME _____

present

original

MAP No. 18N/11ESUB AREA MT. PLEASANTDATE 1880BOSTON DIRECTORIES 1881-85
SUFFOLK DEEDS 1399 END (PLAN)
1483.2; 1493.91

source

ARCHITECT _____

source

BUILDER _____

source

OWNER WILLIAM DONALDSON

original

present

PHOTOGRAPHS R14/6-'83TYPE ²
☒ (residential) ☒ ² single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus ATTICROOF GABLE cupola _____ dormers _____MATERIALS ⁴
☒ (Frame) ☒ ⁴ clapboards shingles stucco ☒ ¹ asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.BRIEF DESCRIPTION TWO (OF A GROUP OF 5) MODEST 2 1/2 STORY FRONT GABLE
HOUSES WITH SLATE ROOFS, OCTAGONAL BAYS & BRACKETED
ENTRANCE HOODSEXTERIOR ALTERATION ⁴
☒ minor ☒ ¹ moderate drastic _____CONDITION ☒ good ☒ fair poor _____ LOT AREA 1 = 2469
4 = 2486 sq. feetNOTEWORTHY SITE CHARACTERISTICS QUIET CUL DE SAC

(Map)

SIGNIFICANCE (cont'd on reverse) 2 OF 5 MODEST
BUT PLEASANT ITALIANATE SPECULATIVE
HOUSES ON A QUIET CUL DE SAC, BUILT
BY DEVELOPER WILLIAM DONALDSON IN
1880 ON PART OF THE FORMER ESTATE

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

OF JAMES MURRAY - C. LOUIS BERGER, A MATHEMATICAL
INSTRUMENT MAKER, FIRST OCCUPIED #1 AND BELA D. LADD
A SALESMAN, WAS THE FIRST RESIDENT OF #4.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

SUFFOLK DEEDS

BOSTON DIRECTORIES

MAPS & ATLASES 1873, 1882, 1884



ADDRESS 2, 3 MURRAY AV. COR. OFF BLUE HILL AV

NAME _____
present original

MAP No. 18N/11E; 19N/11E SUB AREA MT. PLEASANT

DATE 1880 BOSTON DIRECTORIES
SUFFOLK DEEDS 1399 END (PLAN)
source 1483.2; 1493.91

ARCHITECT _____
source

BUILDER _____
source

OWNER WILLIAM DONALDSON
original present

PHOTOGRAPHS R14/7- '83

TYPE ² (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola _____ dormers _____

MATERIALS ³ (Frame) clapboards shingles stucco asphalt ² asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION 2 (OF A GROUP OF 5) MODEST 2 1/2 STORY FRONT GABLE
HOUSES WITH SLATE ROOFS, OCTAGONIAL BAYS & BRACKETED
ENTRANCE HOODS

EXTERIOR ALTERATION ³ minor ² moderate drastic _____

CONDITION good fair poor _____ LOT AREA ^{2 = 1846}
^{3 = 2500} sq. feet

NOTEWORTHY SITE CHARACTERISTICS QUIET CULDE SAC

(Map)

SIGNIFICANCE (cont'd on reverse) 2 OF 5 MODEST
BUT PLEASANT ITALIANATE SPECULATIVE
HOUSES ON A QUIET CULDE SAC, BUILT BY
DEVELOPER WILLIAM DONALDSON IN 1880
ON PART OF THE FORMER JAMES MURRAY

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

ESTATE - THE FIRST OCCUPANT OF #2 WAS JAMES COLEMAN, A GARDENER, WHILE RUTH A. ROBINSON, A WIDOW, FIRST RESIDED AT #3.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

BOSTON DIRECTORIES

MAPS & ATLASES 1873, 1882, 1884

ADDRESS G MURRAY AV. COR. OFF BLUE HILL AV

NAME
 present original

MAP No. 19N/11E; 18N/11E SUB AREA MT. PLEASANT

DATE C. 1880 1399 ERID (PLAN)
SUFFOLK DEEDS 1483.2; 1493.91
 source

ARCHITECT
 source

BUILDER
 source

OWNER WILLIAM DONALDSON
 original present

PHOTOGRAPHS R14/8 - '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola dormers 2

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION MODEST 2 1/2 STORY SIDE GABLE HOUSE WITH
GABLED DORMERS & A SLATE ROOF - OCTAGONAL FIRST FLOOR
BAYS FLANK GABLED COLUMNED ENTRANCE PORCH

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 2635 sq. feet

NOTEWORTHY SITE CHARACTERISTICS QUIET CUL DE SAC, SHRUBS

SIGNIFICANCE (cont'd on reverse) ONE OF 5

MODEST BUT PLEASANT ITALIANATE HOUSES
ON A QUIET CUL DE SAC, BUILT BY
DEVELOPER WILLIAM DONALDSON ABOUT 1880
ON PART OF THE FORMER JAMES MURRAY

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

ESTATE- AXI EARLY OCCUPANT WAS THOMAS LUCAS

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

BOSTON DIRECTORIES

MAPS & ATLASES 1873, 1882, 1884

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

First appears on the 1858 Walling map - at that point only 3 houses lined this thoroughfare.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

MAPS - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

ADDRESS 12, 14, 16, 18, 20 COR. near Moreland ST.
PERRIN ST.
NAME _____
present original
MAP No. 19A1/11E SUB AREA MT. PLEASANT
DATE 1878-9 Permit # 74, 76-78
source
ARCHITECT _____
source
BUILDER James Fagan "
source
OWNER J. and H. M. Harmon
original present
PHOTOGRAPHS K. 14/10-183



TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential)
NO. OF STORIES (1st to cornice) 3 plus basement
ROOF flat cupola - dormers -
MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone - R.I.P. concrete iron/steel/alum.
BRIEF DESCRIPTION 5-unit Queen Anne / Panel Brick row with octagonal bays,
paired entrances at ends (single in center, recessed). Main facade features polychromatic
exterior treatments - white stone trim, tarred brick patterns, inset tiles, corbelled cornices.
EXTERIOR ALTERATION (minor) moderate drastic
CONDITION good fair poor LOT AREA 12 = 4375 18 = 2697
14 = 2696 20 = 3431 sq. feet
16 = 2568
NOTEWORTHY SITE CHARACTERISTICS _____

(Map)

SIGNIFICANCE (cont'd on reverse) well detailed
Queen Anne / Panel Brick row - an anomaly
on a street lined with mainly frame single
family residences. This group contributes to
charm of remarkably intact late 19th century

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Streetscape - Perrin street boasts a number of late 19th century stables, outbuildings, old trees, granite yard borders, ample lawns etc. First shown on the Walling map of 1858, Perrin St. was officially accepted by the Town of Roxbury in 1863.

12-20 Perrin St was built by James Fagan for Ivory Harmon a local-speculator builder - Harmon owned the large Italianate home at the northeast corner of Perrin and Moreland Sts. (#95 Moreland) during the 1870's and 1880's.

By 1889 this row's OWNERS included I. and H. Harmon (#'s 12, 18, 20), Laura A. Jackson (#14) and John S. Badger (#16).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895

Boston Buildings DEPT.

ADDRESS 17 Perrin St. COR. near Moreland St.

NAME present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE c. 1858-1873 maps, atlases
source

ARCHITECT source

BUILDER source

OWNER William S. Nichols
original present

PHOTOGRAPHS R 14/11. '83



TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF gable cupola — dormers —

MATERIALS Frame clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2-bay Italianate house with front porch, 2nd floor oriel,
round headed attic window, bracketed return eaves, side bay. Presently covered
with modern shingle siding, PORCH ADDED

EXTERIOR ALTERATION minor moderate drastic porch added, synthetic shingles

CONDITION good fair poor LOT AREA 3643 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

(Map)

SIGNIFICANCE (cont'd on reverse) Part of Perrin
Street's collection of 1860s, 1870's Italianate
and mansard houses — its form, if not fabric,
contributes to remarkably intact late 19th
century character of Perrin St — a thoroughfare

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

which 1st appears on the 1858 Walling map. This house was owned by the William S. Nichols heirs in 1873 and by a Joseph Gallagher in 1884.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895, 1899

ADDRESS 19 PERRIN ST.

COR. near Moreland ST.

NAME _____

present

original

MAP No. 19N/11E

SUB AREA MT. PLEASANT

DATE 1911

Permit # 576

source

ARCHITECT Litchfield and Rawson

source

BUILDER william E wright

source

OWNER George J. Sinnott

original

present

PHOTOGRAPHS R 14/12-'83

TYPE (residential) single double row 2-fam. 3-deck ten (apt.)
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF low hip cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION large Queen Anne-Colonial Revival (? aluminum siding probably replaced some stylistic elements) apartment with octagonal bays, central enclosed entrance.

EXTERIOR ALTERATION minor moderate drastic detail removed, aluminum

CONDITION good fair poor LOT AREA 6157 sq. feet

NOTEWORTHY SITE CHARACTERISTICS set back at foot of long path, shaded by
fir trees, ample lawn.

SIGNIFICANCE (cont'd on reverse) 19 Perrin St

is a late addition to Perrin st's collection of

1860's - 1880's residences. This house lot was

part of the Henry Emmons estate. Its

first owner, George Sinnott was also the owner of #25
Perin st.



(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	X				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases, 1843, 1884, 1889, 1893, 1899, 1906, 1915

Boston Building Dept.



ADDRESS 21 PERRIN ST. COR. between Moreland and Alaska sts.
 NAME present original
 MAP No. 19N/11E SUB AREA MT. PLEASANT
 DATE 1887 SUFFOLK DEED 1705.450
Bos. DIR 1887
source
 ARCHITECT _____
source
 BUILDER _____
source
 OWNER Rufus B. Carr
original present
 PHOTOGRAPHS R15/1 - '83

TYPE (residential) (single) double row 2-fam. 3-deck ten apt.
 (non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF gable cupola — dormers —

MATERIALS (Frame) (clapboards) shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne house - with exception of modern wrought iron porch posts

this structure is essentially intact - clapboards cover walls, projecting entrance porch pediment,
pediment of corner bay contain well crafted high relief floral decoration, wide gables, simply
entranced windows

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 6720 sq. feet

NOTEWORTHY SITE CHARACTERISTICS tree shaded lot

SIGNIFICANCE (cont'd on reverse) Queen Anne house
with noteworthy high relief carving on pediments.
Part of Perrin sts collection of 1860s - 1880s
houses. Perrin st. was laid out between 1849
and 1858 - only 3 houses are indicated along

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

This thoroughfare on the 1858 Walling map House constructed greatly accelerated by ^{mid.} late 1880's - in a sense Perrin st. represents Roxbury's 2 phase suburbanization process in microcosm. The first wave of house construction on Perrin st and Roxbury, in general, occurred c. 1862 - 1873.

Rufus Can, this house's first owner is listed as a "superintendent" in late 1880's Boston Directories. A James Conlon owned it in 1915.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Suffolk DEEDS

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915.

ADDRESS 22 Perrin St. COR. near Moreland St.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1861 NORFOLK DEEDS 281.267
source 300.167

ARCHITECT _____
source

BUILDER BURNHAM C. BENNER NORFOLK DEEDS
source

OWNER BURNHAM C. BENNER
original present

PHOTOGRAPHS R.15/2. '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF gable cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Essentially L-shaped Italianate house with narrow end wall

gable to street, entrance on side porch Gables with return eaves, brackets
2 story octagonal bay on main gable facade - appears to be later addition projecting
from south gable

EXTERIOR ALTERATION minor. (moderate) drastic

CONDITION (good) fair poor LOT AREA 7753 sq. feet

NOTEWORTHY SITE CHARACTERISTICS intact late 19th century barn with gable
roof.

(Map)

SIGNIFICANCE (cont'd on reverse) Part of Collection
of mid-late 19th century house along Perrin St
(1860's - 1880's, 90's) - Remarkably intact
landscape features, this house and several
others retain original barn/stables, old
trees, ample lawn etc. Perrin street

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

appears on 1859 Walling map - at that time only 3 houses lined this thoroughfare. Perrin was officially accepted by the city of Roxbury in 1863.

A George P. Blanchard is listed here in the late 1860's - a Henry P. Blanchard is first listed here in 1864. [no occupations listed].

BURNHAM C. BERLINER DESCRIBED AS A "HOUSE BUILDER" IN DEEDS

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

MAPS - 1849, 1858, 1866

Atlas - 1873

Suffolk County Registry of Deeds.
NORFOLK DEEDS

ADDRESS 25 PERRIN ST. COR. BETWEEN MORELAND
AND ALASKA STS.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE c. 1906-1915 atlases
source

ARCHITECT _____
source

BUILDER _____
source

OWNER George J. Sinnett [1915]
original present

PHOTOGRAPHS R. 15/3-183



TYPE (residential) single double row 2-fam. 3-deck ten [apt.]
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF Flat cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 3 story stucco covered apartment in Mediterranean-Bungalow
style - projecting entrance porch, 3 story regular bay, high stepped parapet
at roofline.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 6076 sq. feet

NOTEWORTHY SITE CHARACTERISTICS trees in front yard

SIGNIFICANCE (cont'd on reverse) 25 Perrin St

is a late addition to a street lined with
1860s-1890s residences (primarily frame
and single family).

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

This house's lot was once part of the Henry Emmons estate. (late 19th).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

ADDRESS 27-29 PERKINS COR. Between Moreland and
Alaska STS.

NAME	present	original

MAP No. 19N/4E SUB AREA MT. PLEASANT

SUFFOLK DEEDS 1830-81, 2948-388

DATE 1889 Bos Dir. 1889, 1904, 1914, 3012, 318
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Henry C. Knight
original present

PHOTOGRAPHS R 15/4-183

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic | basement

ROOF Gambrel cupola - dormers -

MATERIALS (Frame) clapboards (shingles) stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne - Shingle style house with wide projecting gable, main entrance opens on to porch on south side (ruscuss columns) - shingle style's roots in 17th century New England dwellings evident here.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA 7577 sq. feet

NOTEWORTHY SITE CHARACTERISTICS hedge lined front yard,

SIGNIFICANCE (cont'd on reverse) Commodity

Queen Anne - shingle style house - represents a
departure from earlier, more compact Italianate -
Mansard houses of Perrin St. - Perrin St. was
laid out between 1849 and 1858 and was

(Map)

Moved; date if known C. 1905

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

officially accepted by the Town of Roxbury in 1863. This house
lot was once part of the Henry Emmons estate.
THIS HOUSE APPEARS TO HAVE BEEN MOVED FROM ADJACENT LOT
ABOUT 1905 FOR CONSTRUCTION OF BAKER SCHOOL

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

MAPS 1849, 1858, 1866

ATLASES - 1873, 1884, 1889, 1895, 1899, 1906, 1915.

SUFFOLK DEEDS

ADDRESS 30 PERRIN ST COR. between Moreland St
and Alaska
NAME present original
MAP No. 19N/11E SUB AREA MT. PLEASANT
DATE 1880 SUFFOLK DEED
1510-162
source
ARCHITECT source
BUILDER William Donaldson attributed
source
OWNER William Donaldson
original present
PHOTOGRAPHS K 15/4 - '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)
NO. OF STORIES (1st to cornice) 2 plus attic, basement
ROOF hip cupola — dormers Double on center, main facade
single on sides
MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.
BRIEF DESCRIPTION Difficult to categorize stylistically - has stick style elements at
porch, attic gables 3 bay main facade with projecting entrance porch (steeply
pitch stick style pediment), polygonal bay on front, side. Oriel windows above porch.
EXTERIOR ALTERATION minor moderate drastic
CONDITION good fair poor LOT AREA 7200 sq. feet
NOTEWORTHY SITE CHARACTERISTICS To rear is late 19th century barn/stable frame, intact.

(Map)

SIGNIFICANCE (cont'd on reverse) Part of collection
of mid-late 19th century houses along Perrin
St (c. 1860's - 1890's housing). Perrin Street
appears on 1852 Walling map - officially
accepted by the city of Roxbury in 1863.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

In general Perrin's late 19thc. character is remarkably intact with numerous out buildings - mansard barns/stables, sheds, old trees, ample lawns still intact.

30 Perrin street was built in 1880 for William Donaldson, a carpenter. (Presumably he was its builder)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps 1849, 1858, 1866

Suffolk County DEEDS

ADDRESS 33 PERRIN ST. COR. Between Moreland & Alaska Sts.
 NAME BAKER MANOR Elderly Housing Sarah J. Baker Elementary
present original School
 MAP No. 194/11E & 184/11E SUB AREA MT. PLEASANT
 DATE 1905 Permit # 319
source
 ARCHITECT Julius A. Schweinfurth "with John J. Craig"
source
 BUILDER source
 OWNER City of Boston
original present
 PHOTOGRAPHS R 15/G - '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) School

NO. OF STORIES (1st to cornice) 3 plus raised basement

ROOF Flat cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick Limestone TRIM concrete iron/steel/alum.

BRIEF DESCRIPTION Brick former elementary school, H-shaped plan - center segment with
flanking wings - Victorian and classical Revival elements, difficult to classify stylistically.

"arcade" of round headed windows, center 2nd floor - corbelled cornice with relief plaque -
cherubs and school's name. Relief garlands on corners of wings.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 34,484 sq. feet

NOTEWORTHY SITE CHARACTERISTICS well maintained lot, large brick school structure on
otherwise small scale residential street.

(Map)

SIGNIFICANCE (cont'd on reverse) Turn of century
elementary school [Sarah J. Baker] now
the Baker Manor Elderly Housing. Designed
by prominent Boston architect - Julius
A. Schweinfurth (1858 - 9/29/1931.)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	<u>X</u>	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

He was a native of Auburn, N.Y. and received his early training with well known Boston firm of Peabody and Stearns - he remained as a draughtsman for this firm for thirteen years. He worked briefly in Cleveland, Ohio [1884-1886], toured and studied architecture in Europe, launched a business in 1895. Schweinfurth's office were located in the Exchange Building on State Street. He was responsible for a number of school designs including buildings at Wellesley College, Pierce Grammar School in Brookline and numerous office buildings in Boston.

During the late 19th century this lot and several other parcels along west side of Penn St were part of the Henry Emmons estate - a large stone mansion occupied the site of the present Baker Manor Elderly Housing.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps, 1849, 1858, 1866

Atlas, 1873, 1884, 1889, 1895, 1899, 1906, 1915

H. F. Withey - Biographical Histories of American Architects (1970)
Boston Building Department

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

setting contributes significantly to Perrin st's remarkably intact late 19th century character.

Augustus Perrin was this house's owner in 1873. The main Perrin house was a brick mansion, still extant at 5 Burton Ave (off Copeland st, presently an alcoholics detoxification center). The Perrin estate encompassed a portion of Copeland, Waverly, Clifford and Woodbine streets. Augustus Perrin was a well-to-do manufacturer of Manila straw hats. Perrin, along with his mother and sister started the business in their home in West Roxbury (Spring st) and their business "soon grew to such dimensions that the family removed to Boston and established the business upon a more extended scale."

By 1884 a William F. Smith owned this property.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases 1873, 1884, 1889

The Town of Roxbury Francis S. Drake, 1878.

Suffolk County Deeds.

NORFOLK DEEDS

ADDRESS 42 PERRIN ST. COR. between Moreland and
Alaska sts.

NAME _____
present original

MAP No. 18N/11E; 19N/11E SUB AREA MT. PLEASANT

DATE c.1858-1873
source

ARCHITECT _____
source

BUILDER _____
source

OWNER A.D. Hodges [1873]
original present

PHOTOGRAPHS R 15/8-'83



TYPE (residential) (single) double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF gambrel-mansard cupola — dormers 2 per slope

MATERIALS (Frame) clapboards (shingles) stucco (asphalt) asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION - Italianate / mansard house with unusual roof configuration - a
gambrel-mansard hybrid - identical to # 34 next door. enclosed porch across
main facade is a later addition, gambrel's eaves are bracketed. windows have hood
lintels.

EXTERIOR ALTERATION 'minor (moderate) drastic

CONDITION (good) fair poor _____ LOT AREA 14,100 sq. feet

NOTEWORTHY SITE CHARACTERISTICS north wall shaded by tall fir trees - to rear is
interesting late 19th century cottage? / shed? with wide overhanging eaves.

(Map)

SIGNIFICANCE (cont'd on reverse) Part of Perrin
street's collection of Italianate and mansard
houses, possesses distinctive gambrel gable
and interesting landscape features - contributes
significantly to remarkably intact late 19th

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

Century Streetscape - possesses ample front and side yards, tall fir trees, charming Victorian outbuilding of undetermined original usage (not a barn/stable). During the 1870's and 1880's an A.D. Hodger and a Danforth C. Hodger owned this property.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlas - 1873, 1884, 1889, 1899, 1906, 1915



ADDRESS 46 Perrin St. COR. between Moreland and Alaska Sts.
 NAME present original
 MAP No. 18K1/11E SUB AREA MT. PLEASANT
 DATE 1878 SOFFOLK DEEDS
1425.137; 1440.22
source
 ARCHITECT source
 BUILDER Samuel M. Shapleigh attributed
source
 OWNER Samuel M. Shapleigh
original present
 PHOTOGRAPHS R15/8-'83

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF Mansard cupola — dormers 2 per side

MATERIALS (Frame) clapboards (shingles) stucco asphalt (asbestos) alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2-bay mansard with projecting entrance porch, 2 story bay, cornice
headed windows, brackets at cornice, straight sided mansard with shingles
intact. identical to #50 next door. lettering on front door's transom reads "PERRIN HOUSE".

EXTERIOR ALTERATION minor (moderate) drastic modern shingle siding

CONDITION (good) fair poor LOT AREA 6400 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

(Map)

SIGNIFICANCE (cont'd on reverse) This mansard
house along with #50 Perrin St, #1/2 41 and 37
Waverly St were apparently built by
Samuel M. Shapleigh, a Roxbury Speculator-
builder. He lived at 495 Warren Street.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Perrin St first appears on the 1858 Walling Map - at that point only 3 houses had been constructed along this thoroughfare. Several substantial Italianate-mansard houses were built along Perrin St during the 1860's - house construction accelerated during the late 1870's and early 1880's.

Further research is needed to determine why this residence is called "Perrin House" - 19th century atlases do not indicate that a member of the Perrin family ever lived here. The old Perrin estate encompassed a portion of Copeland, Waverly, Clifford and Woodbine streets - the Perrin's brick house is still extant at 5 Burton Ave (off Copeland St.) Augustus Perrin was a well-to-do manufacturer of manilla straw hats.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895.

SUFFOLK DEEDS

ADDRESS 50 PERLIN ST. COR. near ALASKA ST.

NAME _____
present original

MAP No. 10N/11E SUB AREA MT. PLEASANT

DATE 1878 ^{SUFFOLK DEEDS}
1425, 137, 1440.22
source

ARCHITECT _____
source

BUILDER Samuel M. Shapleigh attributed
source

OWNER SAMUEL M. SHAPLEIGH
original present

PHOTOGRAPHS R.15/10 - '83



TYPE (residential) (single) double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF mansard cupola - dormers 2 per side

MATERIALS (Frame) clapboards (shingles) stucco (asphalt) asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 bay mansard house, identical to #46 next door, features
projecting entrance porch, 2 story octagonal bay, side bay, bracketed cornice,
cornice headed windows, slate roof intact.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 5573 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Pink tree in front yard behind hedge.

(Map)

SIGNIFICANCE (cont'd on reverse) #50 PERLIN ST,
along with #46 and 41 and 37 Waverly St
were built by the speculator-builder Samuel
M. Shapleigh (listed as a carpenter in late
1870's Directories). He lived at 495 Warren St.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Shapleigh was the original owner of #46 Perrin. Both
#50 and 46 Perrin St. contribute to the late 19th century character
of Perrin street - (in terms of form and elements if not original
fabric). Perrin street was developed between 1849-1858 and was
officially accepted by the Town of Roxbury in 1863.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Maps - 1849
1858
1866

SUFFOLK DEEDS

Atlas - 1873, 1884, 1889

Roxbury Directories

ADDRESS 54 PERRIN ST COR. near Alaska ST.

NAME present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE 1881 1935/531
Suffolk DEEDS 1516/615;
source

ARCHITECT source

BUILDER source

OWNER Charles H. and Wm. A. Paine
original present

PHOTOGRAPHS R15/11-'83



TYPE (residential) (single) double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF Gable/Hip cupola - dormers doubles on front, side

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Intricately varied Queen Anne house with

irregular form, well crafted detailing intact. Interesting encircling front porch with
projecting pedimented segment at corner. Steep hip roof, corbelled chimney - medieval in spirit.

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION (good) fair poor LOT AREA 5642 sq. feet

NOTEWORTHY SITE CHARACTERISTICS HEDGE, STONE FOSTS

SIGNIFICANCE (cont'd on reverse) Compact Queen

Anne, interesting massing, unusual carved

motif in porch pediment. This house is a product

of 1880's, 1890's building boom in Roxbury -

second wave of suburbanization process.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>✓</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Suffolk DEEDS

ADDRESS 62 PERRIN STREET COR. ALASKA ST.

NAME _____

present

original

MAP No. 18N/11ESUB AREA MT. PLEASANT

DATE _____

1864NORFOLK DEED 323.232

source

ARCHITECT _____

source

BUILDER _____

source

OWNER JOHN MENDUM

original

present

PHOTOGRAPHS R. 15/12 '83TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus attic, basementROOF mansard cupola — dormers 1 on main facade
2 on sidesMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION Mansard house with Italianate detailing (e.g. quoins, cornice headed windows,cornice brackets, polygonal bay) Composed of main block, curious rear 1-story wing - almost
stable-like with front porch gambrel gable. Front and side porches with pediments and chamfered
posts may be c. 1870's additions. Slate shingles intact.EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor ^{Boarded up}
^{vacant} LOT AREA 7267 sq. feetNOTEWORTHY SITE CHARACTERISTICS Tree-shaded corner lot, important highly visibleanchor, making ^{immediate} mid-late 19th century character, charm dependant on this building.SIGNIFICANCE (cont'd on reverse) Although vacantAnd in deteriorating condition 62 Perrin Street
is a remarkably intact Italianate-mansard house
with unusually ornate detailing, intriguing rear
wing. This house was one of first on the street,

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

An Alfred Hill, Commission merchant, 8 Central Street [Boston] is first listed here in 1866. Perrin street dates to 1850's, Alaska street also appears on '58 walling map as Allston street. It was changed to Alaska Street April 21, 1868. [Presumably in honor of "Seward's Folly" - the purchase of Alaska by U.S. from Russia in 1867].

JOHN MENDUM, A CLERK, PURCHASED 2 LOTS FROM STEPHEN C. PERRIN ON FEB. 10 & APRIL 3, 1863. HE SOLD THE PARCEL WITH "NEW DWELLING HOUSE" TO JOSEPHINE HILL (WIFE OF ALFRED HILL) FOR \$8,400 ON MAY 18, 1864

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

also see Suffolk Deed 1303/70.

Maps - 1849, 1858, 1866

Atlas 1873, 1884

Roxbury Directories.

A Record of the streets, Alleys, Places etc in the City of Boston

Street Commissioners Report - 1910.

NARFOLK DEEDS



ADDRESS 63 PERRIN ST. COR. opposite Alaska ST.

NAME	present	original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE	1859	NORFOLK DEEDS	252.122 288.118
		source	

ARCHITECT _____
source

BUILDER _____ source _____

OWNER AUGUST W. PERRIN
original present

PHOTOGRAPHS R16/142 - '83

TYPE residential \single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic | basement

ROOF hip on mansard cupola - dormers 3 on main facade, 2 on sides.

MATERIALS (Frame) [clapboards] shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION T-shaped mansard house with 3-bay main facade -- porch with oriel above projects from main facade in center, cornice headed windows on ground floor, hood moldings on 2nd floor, brackets at cornice, slate shingles intact.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA 17360 sq. feet

NOTEWORTHY SITE CHARACTERISTICS large lot, driveway on north side leads to well-preserved mansard stable - unlike many old stables in Moreland st. district this stables fenestration, clapboards, slate shingles are intact.

SIGNIFICANCE (cont'd on reverse) Substantial mansard
residence with charming late 19th century stable-
much of Perrin streets remarkably intact
19th century character is derived from these
buildings (several stables, outbuildings, old trees, granite
block yard borders survive along this thoroughfare.)

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Perrin street was laid out between 1849 and 1858 and was officially accepted by the Town of Roxbury in 1863. Only 3 houses appear along Perrin St. on the 1858 Walling map. House construction along Perrin St began in earnest during 1860s - accelerated in 1880s - in other words Perrin street is important as a microcosm reflecting Roxbury's 2 wave process of suburbanization during the late 19th century. (see Sam Bass Warner's street car suburbs. (1973).

Apparently #63's first owner was Henry Emmons* - he was a rubber shoe dealer at 173 Pearl St., Boston. The Emmons family owned several large lots along west side of Perrin street during the late 19th century.

* Emmons first listed here in 1862 Roxbury Directory.[†]

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

[†] Note: This house was built for Augustus Perrin in 1859 - In addition to operating a successful Manilla straw hat manufacturing concern in Boston Perrin was also involved in real estate speculation - the Perrin estate encompassed much of what is now Perrin, Copeland, Waverly, Woodbine and

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) ^{Clifford Sts}

The Perrin mansion is still extant at 3-5 Burton Ave off Copeland St.

MAPS - 1849, 1858, 1866

Atlas - 1873, 1884

Roxbury Directories

NORFOLK DEEDS



COR. OPPOSITE ALASKA ST.

original

SUB AREA MT. PLEASANT

maps
atlases

source

source

original

PHOTOGRAPHS R. 16/344 - '83

(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic/basement

ROOF Mansard cupola — dormers 2 per side

(Other) brick stone concrete iron/steel/alum.

central entrance, 2 story bay on south wall, slate shingles on roof intact.

EXTERIOR ALTERATION minor moderate drastic

CONDITION ☒ good ☐ fair ☐ poor LOT AREA 19665 sq. feet

barn/stable to rear with mansard roof (slates mostly intact)

SIGNIFICANCE (cont'd on reverse) Substantial

mansard with late 19th century stable to

rear of property - part of collection of late

C. 1850s - 1870s Italianate, mansard

houses along Perrin st Perrin street

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

was laid out between 1849-1858 and was officially accepted by the town of Roxbury in 1863. This property is labeled G. G. Kennedy on 1873 atlas.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases - 1873, 1884



ADDRESS 76 PERKIN ST
30-40 WAVERLY ST. COR. WAVERLY ST.

NAME _____
present original MT. PLEASANT
MORELAND ST

MAP No. 184 | 11E SUB AREA HISTORIC DISTRICT

DATE 1860 ROXBURY DIRECTORIES
source

ARCHITECT _____ source

BUILDER _____ source _____

OWNER FRANKLIN Curtis
original present

PHOTOGRAPHS R16/5 - '83

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF Truncated hip cupola - dormers triple on PIERCE ST side
double facing WAVERLY ST

MATERIALS (Frame) clapboards (shingles) stucco asphalt (asbestos) alum/vinyl
(Other) brick stone rubble stone foundation - concrete iron/steel/alum.
tion - not original.

BRIEF DESCRIPTION Substantial Italianate house with ornate details - 3 bay main facade features
entrance porch with brackets and curving trim, fully enframed doorway projecting pediment opens on to
porch (balusters, rails need repair). Oriel window on 2nd floor 1st porch, windows are elaborately enframed,
overly facade features 2 story round and regular bays. Shale shingles on low hip roof still intact.
 EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 10723 sq. feet

NOTEWORTHY SITE CHARACTERISTICS tree shaded corner lot with granite block border and hedges
-early 20th c. basement provides clue that this house was moved.

SIGNIFICANCE (cont'd on reverse) Commodious Italianate

house with highly ornate details - retains original form elements (if not fabric) at new location. This

house was originally located at 30 RIVERSIDE ST - presently
the site of the New England Telephone Co. bldg.
(presumably moved between 1906 + 1915 to accommodate
this large office bldg.).

(Map)

Moved; date if known C. 1915

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

This house lot was once the site of the Francis M. James house (shown on 19th c. atlases). The present 76 PERRIN ST. was originally located at 30 Waverly St and was built for Franklin Curtis, a ship chandler (51 India (wharf?) Boston.). This house is a product of Roxbury's 1856-1873 building boom — this wave of house construction was triggered in part, by improved commuter transportation links with Boston — the 1st horse drawn trolley reached Roxbury by 1856.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps. 1832, 1849, 1856, 58, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Norfolk Deeds

Roxbury Directories.



ADDRESS 1,2,3,4 PRESBY PLACE COR. OFF WINTHROP

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1872 SUFFOLK DEEDS 1031.193 (PLAN) 1128.191
source

ARCHITECT _____
source

BUILDER _____
source

OWNER CHARLES F. STAFFORD
original present

PHOTOGRAPHS R16/G - '83

TYPE ☒ residential single double ☒ row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 1 1/2 plus ATTIC

ROOF MANISARD cupola _____ dormers 2 PER UNIT

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
☒ (Other) ☒ brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION A HOUSE ROW OF BRICK, 1 1/2 STORIES, SLATE
MANISARD WITH GABLED DORMERS, SEGMENTAL ARCHED WINDOWS

EXTERIOR ALTERATION ☒ minor moderate drastic _____

CONDITION ☒ good fair poor _____ LOT AREA 750 x 4 sq. feet

NOTEWORTHY SITE CHARACTERISTICS CUL DE SAC

SIGNIFICANCE (cont'd on reverse) MODEST
FRENCH ACADEMIC ROW ON CUL DE
SAC - BUILT FOR CHARLES F.
STAFFORD IN 1872

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

ATLASES & MAPS 1856, 1873, 1882

ADDRESS 1,3 Rockville Park COR. near Warren St

NAME

presentoriginalMAP No. 19N/10ESUB AREA MT. PLEASANT

DATE

1859

NORFOLK DEEDS

280.203; 290.187;
305.25 (PLAN)

source

ARCHITECT

source

BUILDER W.M. BARTON

DEEDS

source

OWNER WILLIAM BARTONoriginalpresentPHOTOGRAPHS R-16/7-183TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus attic, basementROOF gable cupola - dormers 2 on main facadeMATERIALS (Frame) clapboards ^{#1} shingles ^{#3} stucco asphalt asbestos alum/vinyl
(Other) brick stone brick basement concrete iron/steel/alum.BRIEF DESCRIPTION 2½ story double Italianate house (2 bay main facade), paired entrances
and bracketed door heads flanked by polygonal oriels, modern porch added to front of #3.Head window moldings on 2nd floor and sides, bracketed cornice, return eaves, small
dormers.EXTERIOR ALTERATION minor (moderate) drasticCONDITION good (fair) poor LOT AREA ^{1 = 2930} 3 = 2930 sq. feetNOTEWORTHY SITE CHARACTERISTICS Situated at entrance to southern prong of Rockville Park -
a Y-shaped cul-de-sac lined with single ^{family} and double Italianate and mansard houses.SIGNIFICANCE (cont'd on reverse) #1,3 and #5,7

(Map)

Rockville Park are double Italianate houses
situated on curve of street - scale, form, elements
contribute to mid-late 19th century character of
cul-de-sac. This double houses owners in
#1,3, #5,7 and 9 Rockville Park were built
in 1859 by Roxbury speculator builder
William Barton.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	X	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	X				

Significance (include explanation of themes checked above)

1873 included a "Mrs. Paine" and a Robert Nichols.*

Rockville Park (called Allston Place in city directories before Roxbury's annexation by Boston in 1868) is shown laid out and subdivided into lots in a plan by Charles Whitney dated January 26, 1850. Francis Drake, in Town of Roxbury (1878) notes that "the land on the opposite side of Warren Street, now Rockville Place, was not long ago a rocky ledge, higher than the tops of the houses now standing upon it."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Maps - 1849, 1858, 1866

Roxbury Directories

Francis Drake - Town of Roxbury - 1878.

Suffolk Deeds

NORFOLK DEEDS



ADDRESS 57 Rockville Park COR. near Warren street

NAME

present

original

MAP No. 19N/10E.

SUB AREA MT. PLEASANT

DATE _____

1859

NORFOLK DEEDS

270.182; 339.149;

305.25 (PLAN)

source

ARCHITECT

source

BUILDER Wm. BARTON

DEEDS

source

OWNER WILLIAM BARTON

original

present

PHOTOGRAPHS R. 10/8 - '23

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic basement

ROOF gable cupola - dormers 2 on main facade.

MATERIALS (Frame) ^{#3}clapboards ^{#7}shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Double Italianate house - originally similar to #1, 3 Roxville Pk. - 2 bay
main facades, paired entrance (#7's bracketed door hood still intact) flanked by polygonal
dormers (porch added to front of #5). Hood window moldings on 2nd floor and sides, paired
brackets at cornice, small, ornately enframed dormers.
EXTERIOR ALTERATION 1920s - 1930s

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA $\frac{1946=7}{1908=5}$ _____ sq. feet

NOTEWORTHY SITE CHARACTERISTICS adjacent to similar Italianate double house, on
curve of Rockville park's southern "prong".

SIGNIFICANCE (cont'd on reverse) #5.7 Rodenville

Park is part of this cul-de-sac's collection

7) Italianate and mansard houses - its

scale, form, and elements contribute to the

mid-late 19th century character of the area.

NOTE: 5,7 Rockville Pk. was built in 1859 by Roxbury builder Wm. BARTON.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Rockville Park (formerly Allston Place) is shown laid out and subdivided into lots in a plan by Charles Whitney dated January 26, 1850. Francis Drake, in Town of Roxbury (1878) notes that "the land on the opposite side of Warren Street, now Rockville Place, was not long ago a rocky ledge, higher than the tops of the houses now standing upon it."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps. ¹⁸⁴⁹ 1858, 1866
Atlases. 1873, 1884, 1889
SUFFOLK DEEDS, NORFOLK DEEDS
Francis Drake - Town of Roxbury - 1878
NORFOLK DEEDS



ADDRESS 9 Rockville Park COR. off Warren STREET

NAME	present	original

MAP No. 194/10E SUB AREA MT. PLEASANT

DATE 1859 NORFOLK DEEDS 274.156
305.25 (PLAN)
source

ARCHITECT _____ source

BUILDER WM. BARTON DEEDS
source

OWNER WILLIAM BARTON

PHOTOGRAPHS R 16/9 - '83

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF gable cupola - dormers 1 in center

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos (alum/vinyl)
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Italianate 2½ story cottage - presently covered with
aluminum siding. situated on high puddingstone basement, brackets
door hood partially intact, modern "colonial" front door.

EXTERIOR ALTERATION minor moderate drastic DETAIL REMOVED, ALUMINIUM

CONDITION good fair poor _____ LOT AREA 3200 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Part of collection of Italianate and
mansard single family and double frame houses along Y-shape
cul-de-sac.

SIGNIFICANCE (cont'd on reverse) Contributed to
Mid-late 19th century character of Rockville
Park in terms of form if not fabric.
This house's owner in 1873 was a Mrs
E. Lemont.

NOTE: 9 Rockville Pk was built in 1859
by builder William Barton.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps. 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895

Suffolk Deeds

NORFOLK DEEDS



ADDRESS 10 Rockville Park COR. off Warren ST.

NAME _____

present

original

MAP No. 1944/106 SUB AREA MT. PLEASANT

DATE 1853 NORFOLK DEEDS 204.249; 220.284;
224.11
source

ARCHITECT

source

BUILDER Seth Nickerson DEEDS

source

OWNER SETH NICKERSON

original

present

PHOTOGRAPHS R17/4- '83

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus Attic basement

ROOF gable cupola - dormers double on west roof slope

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 3-bay Italianate house, presently covered with modern shingle siding - retains
de-worthy original elements - e.g. cornice headed windows (2nd fl., sides), front porch (w/ chamfered posts,
brackets, dentils) 2nd fl. oriel window, gables with return eaves, brackets + dentils.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA 3250 sq. feet

NOTEWORTHY SITE CHARACTERISTICS front yard enclosed by picket fence, adjacent (on west) to vacant lot, part of Y-shaped cul-de-sac's collection of Italianate and mansard houses.

SIGNIFICANCE (cont'd on reverse) This Italianate house is integral to Rockville Park's mid 19th century character - it retains its original form and elements, if not fabric. It is historically significant as the last home of Samuel Gardiner Drake (Oct 11, 1798 - June 14, 1875).

(Map)

Note: This house was built in 1853 by Seth Nickerson a local builder

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	<u>X</u>	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	<u>X</u>
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

He was the proprietor of Boston's first Antiquarian bookstore, author of many works of American history and one of the 5 founders of the New England Historic Genealogical Society. He was the father of the Boston and New England historians Francis Samuel Drake (Feb 22, 1828 - Feb 22, 1885) and Samuel Adams Drake (1833-1905).

Samuel Gardiner Drake was born in Pittsfield, N.H. in 1798 and settled in Boston during the early 1820's. After unsuccessfully undertaking law, business, teaching and medicine he decided to become a bookseller. During the late 1820's he was a book auctioneer, opening a shop in Cornhill, Boston in 1830. During the 1830's he published histories of American Indians (e.g. Old Indian Chronicle, 1836). From 1847 until the 1860's he was the editor of the New England Historic and Genealogical Register. He lived in Europe 1856-1860 searching for material on early New England history. S.D. Drake was the author of The History and Antiquities of Boston (1856) and Mathew's Early History of New England (1864). He accumulated "a fairly important private library of nearly 12,000 volumes and 50,000 pamphlets mainly relating to Indian and early colonial history - it is interesting to think of 10 Rockville Park bursting at the seams with books.

Samuel Gardiner Drake was the father of Francis Samuel Drake, author of *

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

* Town of Roxbury (1878) and Dictionary of American Biography (containing 10,000 notices in one bulky volume.) He also contributed to Justin Winsor's chapter on Roxbury in Memorial History of Boston.

Samuel Adams Drake was the author of Old Landmarks and Historic Personages of Boston (1873 - still reissued) Historic Fields and Mansions of Middlesex (1874) and Our Colonial Homes (1894).

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Regarding Rockville Place, Francis Samuel Drake notes in Town of Roxbury that "the land now on the opposite side of Warren St, now Rockville Place, was not long ago a rocky ledge, higher than the tops of the houses now standing upon it."

Maps - 1849, 1858, 1866. ATLASES - 1873, 1884, 1889, 1895
Francis Samuel Drake - Town of Roxbury (1848).

Dictionary of American Biography - vol. III (Cushman - Fraser) - 1959

11/26/2014 12:25

Edited by: Allen T.

Drum, Nelson

ADDRESS 11 Rockville Park COR. off Warren St.

NAME _____

present

original

MAP No. 194/10ESUB AREA MT. PLEASANTDATE 1859NORFOLK DEEDS 267.194

source

ARCHITECT _____

source

BUILDER _____

source

OWNER THOMAS PARKER

original

present

PHOTOGRAPHS R16/10-'83TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus attic, basementROOF GABLE cupola — dormers —MATERIALS Frame clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone puddingstone concrete iron/steel/alum.
basementBRIEF DESCRIPTION T-shaped Italianate cottage on high puddingstone basement, narrow gable to street. 2-bay main facade - unusually formal elements for small dwelling -bracketed doorhead with pendants, balustrade. Double round headed windows on 1st floor with enriched moldings. Round headed attic window. Return eaves, large dentils.EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor LOT AREA 2648 sq. feetNOTEWORTHY SITE CHARACTERISTICS situated near terminus of Rockville Pk's southernProng - part of Y-shaped cul de sac's collection of Italianate and mansard houses.

SIGNIFICANCE (cont'd on reverse)

(Map)

this Italianate cottage
(with its unusually elegant elements) retain
its original clapboard fabric. In 1873 its
owner was an E.(F?) Bagley.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Rockville Place (called Alston Place until Boston's annexation of Roxbury in 1868) is shown laid out and subdivided into lots in a plan by Charles Whitney dated January 26, 1850. The 1858 walking map shows 5 houses along this Y-shaped Cul-de sac. Rockville Place ^{land} was part of Mary L. Bodge's inheritance from her brother Edward Bodge, who died in 1844. Francis Drake, in Town of Roxbury (1878) notes that "The land on the opposite side of Warren Street, now Rockville Place, was not long ago a rocky ledge, higher than the tops of the houses now standing upon it."

House construction along Rockville Park apparently began c. 1855, intensified c. 1860, and virtually ceased by the early 1870s - a very few houses were constructed between c. 1873 and 1900.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895, 1906, 1915

SUFFOLK DEEDS

"A BRIEF History of Miss Helen G. Hunter's House on Rockville Place, Roxbury, Massachusetts" - 1981, Woodard D. Openo, Museum of Afro American History.

Francis Drake - Town of Roxbury, 1878.

NORFOLK DEEDS



ADDRESS 12, 14 Rockville Pls. COR. near Warren St.

NAME	present	original

MAP No. 191/105 SUB AREA MT. PLEASANT

DATE 1853 NORFOLK DEEDS 264,291 ^{204,249; 219.91;}
source

ARCHITECT _____
source

BUILDER SETH Nickerson DEEDS
source

OWNER SETH NICKERSON

PHOTOGRAPHS R 17/5-183

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF Gable (#12), Mansard (#14) cupola — dormers 2 on #14's main facade

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION intriguing double house - apparently its 2 segments originally had gable roofs with return eaves - #12 culminates in mansard roof - probably an 1860's or early 1870's "updating" - 12 retains original gable profile. #12 and 14 are linked by inter segment exhibiting paired entrances with round headed windows on 2nd level.

EXTERIOR ALTERATION minor moderate drastic originally 2 gable ends to street, now a
 CONDITION good fair poor _____ LOT AREA 12 = 2660 sq. feet
 addition

NOTEWORTHY SITE CHARACTERISTICS garden in front yard bordered by white picket fence,
at terminus of Y-shaped cul-de-sac northern "arm".

SIGNIFICANCE (cont'd on reverse) Double house with

(Map)

highly unusual massing, roof configuration. Apparently this house was built during the early 1850s (PRE 1856) as an Italianate double house with 2 identical gable ends - at some point in

NOTE: SETH Nickerson built this house in 1853 - he was a local carpenter-speculator.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

The 1860's or 1870's #14's gable was replaced with a mansard roof — the result is an instructive comparison between Italianate and Mansard style roof configurations. In 1873 a Captain Cook owned #12. #14 belonged to H.C. and A.L. Sylvester — early 1870's Boston Directories list an Adeline L. Sylvester, assistant teacher, Girls High and Normal School at 14 Rockville Place.

Rockville Place (called Allston Place until Boston's annexation of Roxbury in 1868) is shown laid out and subdivided into lots in a plan by Charles Whitney dated January 26, 1850. Rockville Place's land was part of Mary L. Bodge's inheritance from her brother Edward Bodge who died in 1844. 5 houses appear along Rockville place on the 1858 walling map (#12, 14 are apparently among its first houses). Francis Drake in Town of Roxbury (1878) that "The land on the opposite side of Warren street, now Rockville Place, was not long ago * Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

* a rocky ledge, higher than the tops of the houses now standing upon it."

House construction along Rockville Park apparently began c. 1855, intensified c. early 1860's and virtually ceased by the early 1870's — a very few houses were constructed between c. 1873 and 1900.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889

SUFFOLK DEEDS, NORFOLK DEEDS

"A Brief History of Miss Helen G. Hunter's House on Rockville Place, Roxbury, Massachusetts" - 1981 - Woodward D. Openo, Museum of Afro American History
Francis Drake - Town of Roxbury, 1878



Italianate house which serves as an attractive focal point for the foot of its cul-de-sac. Contributes significantly to mid 19th century charm of Rockville Park -- its form fabric and elements are intact.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

This lot had been part of the Edward Dodge estate - his sister Mary L. Dodge inherited it in 1844. Rockville Park (called Allston St. prior to Boston's annexation of Roxbury in 1868) is shown laid out and subdivided into lots in a plan by Charles Whitney dated Jan 26, 1850. Maps and directories indicate that house construction along this Y-shaped cul-de-sac began c. 1855. #16 was apparently among the first houses to be erected within this enclave - it was built c. 1855/6 by John A. Scott, a Roxbury blacksmith. He purchased this lot from Benjamin Sewell of Newton, Henry M. Harmon and Moses Day (both of Roxbury) on April 21, 1855 for 3,300. Scott agreed to erect only "a good and well built dwelling house worth at least \$2000.00 and such other buildings as are usually used or connected with a dwelling house." A plan for this lot dated 1855 indicates that a house of similar configuration to #16 was to have been built on the western portion of this lot - a 2nd house was *

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

* Apparently never constructed on this property. Scott sold this house to John G. Cary of Chelsea for \$3,150.00 in Sept. 3, 1857. Cary's owned this house until the early 20th century.

Note: According to Francis Drake in Town of Roxbury (1878) "the land now on the opposite side of Warren St, now Rockville Place, was not long ago a rocky ledge, higher than the tops of the houses now standing

Bibliography and/or references (such as local histories, deeds, assessor's upon it. "records, early maps, etc.)

Roxbury Directories

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

"A BRIEF HISTORY of Miss Helen G. Hunter's House on Rockville Place, Roxbury, Massachusetts." - (1981) Woodard D. OPENO. MUSEUM of AFRO American History, Roxbury MASS.
NORFOLK DEEDS



ADDRESS 16 A Rockville Pk. COR. off Warren ST.

NAME _____
present original

MAP No. 194/105 SUB AREA _____

DATE 1882-1884 Atlases [see SUFFOLK DEED 1520-631 April 8th 1881]
source

ARCHITECT _____
source

BUILDER _____
source

OWNER HERBERT F. MOSES
original present

PHOTOGRAPHS R 17/7-'83

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC, BASEMENT

ROOF GABLE cupola - dormers -

MATERIALS (Frame) clapboards (shingles) stucco asphalt (asbestos) alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Small, late Italianate cottage with bracketed door hood, 3-bay main facade, otherwise devoid of distinctive stylistic elements

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION (good) fair poor LOT AREA part of #16's 8363 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Tucked away to side, rear of #18 Rockville Pk, part of #16's (head of cul-de-sac) house lot. Path to front door borders well maintained lawn/yard. Semi rural atmosphere evident.

SIGNIFICANCE (cont'd on reverse) Small, simple late Italianate frame cottage hidden from view - off Rockville Park at end of a path - a sort of cul-de-sac within a cul-de-sac. This cottage was apparently built between 1882-1884 for

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	X				

Significance (include explanation of themes checked above)

a Herbert F. MOSES. He purchased this lot from Clarrisa H. Cargill April 8, 1881. The Joseph Cargill family owned the house to the rear of #16A - #19 Rockville PK, facing the southern "arm" of this Y-shaped cul-de-sac. Joseph Cargill bought this lot 22 June 1871 from Atkins and Thankful Rich of Boston. It was sold to Cargill with the restriction that "No buildings except a good and well-built dwelling house worth at least \$2,000 be erected on this property." The Richs, in turn, purchased this lot from Benj. Sewall, MOSESDAY and Henry M. Hannon 25 Jan, 1860. (Recorded with Norfolk Deeds 284-118). This lot is shown on Charles Whitney's plan for Rockville PK dated 26 Jan 1850. Prior to 1868 Rockville PK was known as Allston Place.

Note - by early 1900s this lot had become part of #16's house lot - 16A was never apparently used as a barn or stable - in general Rockville PK's dwellings did not have large outbuildings.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps. 1849, 1858, 1866

Atlases - 1873, 1882, 1884, 1889, 1896, 1899, 1906, 1915

Suffolk Deeds.

A BRIEF HISTORY of Miss Helen G. Hunter's House on
Rockville Park, Roxbury, Md. - Woodard D. Openo
MUSEUM OF AFRO-AMERICAN HISTORY, Roxbury, Md.

Sept 20, 1981

ADDRESS 17 Rockville Park COR. off Warren street

NAME _____

presentoriginalMAP No. 17N/11ESUB AREA MT. PLEASANTDATE c. 1858-1859Roxbury Directories
source

ARCHITECT _____

NOTE: Thomas Parker, "plasterer" source
and stucco, owner, probablyBUILDER played a role in this attributed
house's construction. sourceOWNER Thomas ParkeroriginalpresentPHOTOGRAPHS R160/11-183TYPE (residential) (single) double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus attic, basementROOF gable cupola — dormers —MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone — concrete iron/steel/alum.BRIEF DESCRIPTION 3-bay Italianate house with projecting central pavilion and
entrance porch. Central pavilion culminates in a gable with brackets and return
eaves, 2 story bay on south wall.EXTERIOR ALTERATION minor (moderate) drasticCONDITION (good fair) poor LOT AREA 11,849 sq. feetNOTEWORTHY SITE CHARACTERISTICS Situated at terminus of Rockville Park's southern
"arm" — a focal point at the foot of a cul-de-sac lined with Italianate and
mansard single and double houses.

SIGNIFICANCE (cont'd on reverse) _____

(Map)

#17 Rockville Park
retains its original form and elements
(e.g. porch, brackets, cornice with dentils).
Its original owner was Thomas Parker.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

He is first listed here in 1860 as a "plaster and stucco worker" — he owned this property until at least the mid 1870's. An A-Low (Ariel Low?) owned this property in 1884. By the early 1900's this house was the property of the Boston Bible school and Ransom Institute.

Rockville Parke (called Allston Place in city directories before Roxbury's annexation by Boston in 1868) is shown laid out and subdivided into lots in a plan by Charles Whitney dated January 26, 1850. Francis Drake in Town of Roxbury (1878) notes that "the land on the opposite side of Warren Street, now Rockville Place, was not long ago a rocky ledge, higher than the tops of the houses now standing upon it."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Map - 1849, 1858, 1866

Roxbury Directories - 1850's, 60's, 70's.

"A Brief History of Mrs Helen G. Hunter's House on Rockville Place, Roxbury, Mass." - 1981 - Woodard D. Openo - Museum of Afro American History.

Francis Drake - Town of Roxbury - 1878.



ADDRESS 18 Rockville PK. COR. off Warren ST

NAME _____
present original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE 1855 NORFOLK DEEDS 235.82;
source 244.30

ARCHITECT _____
source

BUILDER SETH NICKERSON DEEDS
source

OWNER SETH NICKERSON
original present

PHOTOGRAPHS R17/8-'83

TYPE (residential) (single) double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement
hip on

ROOF mansard cupola — dormers 4 visible from street

MATERIALS (Frame) clapboards (shingles) stucco (asphalt) asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Essentially rectangular form with projecting segment on west wall .
narrow gable, side porch faces street, paired brackets at cornice — hip on
mansard roof — slates replaced by modern shingles.

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION good (fair) poor LOT AREA 2488 sq. feet

NOTEWORTHY SITE CHARACTERISTICS part of cluster of Italianate and mansard dwellings
at foot of Y-shaped cul-de-sac.

SIGNIFICANCE (cont'd on reverse) Contributor to
mid-late 19th century character of Rockville Pk
in terms of form and siting if not original
fabric. In 1873 Atlas this house is shown
on large house lot which extended to the

(Map)

NOTE: #18 was built in 1855 by SETH
Nickerson — he was responsible for several
other Rockville Pk. houses.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

west encompassing house lots of 18A, and 20-22 — a C.F. Sanford was its owner in 1873.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

SUFFOLK DEEDS
NORFOLK DEEDS

(Map)

Moved; date if known possibly 1898, much altered ?
Italianate house.

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

here on 1899 Bromley Atlas — its lot had been part of
the C. E. Sanford house lot (see #18 Rockville Park).

#18A represents a late addition to Rockville Park's
building stock — earliest house construction dated to c. 1855
with the bulk of it occurring during early 1860s,
virtually ceasing by c. 1873 — with a few 1880s-1890s
exceptions.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

9
Maps. 1849, 1858, 1866

Atlas — 1873, 1884, 1889, 1893, 1899, 1906, 1915

Boston Building Dept.



ADDRESS 19 Rockville Pk. COR. off Warren St.

NAME _____

present original

MAP No. 19N/10E: 19N/11E SUB AREA MT. PLEASANT

DATE 1866-1871 Roxbury Directories
source

ARCHITECT _____ source

BUILDER _____
source

OWNER Joseph Cargill (1866)
original present

PHOTOGRAPHS R 16/12 - '83

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF gable cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Essentially rectangular Italianate dwelling with central projecting gable on west wall. Narrow end wall gable with polygonal bay to street, main entrance opens on to side porch (west) - chamfered posts, turned balusters still intact. Round headed attic windows, return eaves.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good (fair) poor LOT AREA 4312 sq. feet

NOTEWORTHY SITE CHARACTERISTICS situated near end of Rockville Park's southern "arm".

old tree in front of house, part of this cul de sac's collection of Italianate and mansard houses dating from 1850s - 1870s.

SIGNIFICANCE (cont'd on reverse) This house was

apparently built in the ^{late} 1860's for

Joseph Cargill, a commission merchant
(14 Commercial St. Boston). Rockville Park
(called Allston Place in city directories

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

before Roxbury's annexation by Boston in 1868) is shown laid out and subdivided into lots in a plan by Charles Whitney dated January 26, 1850. Francis Drake, in Town of Roxbury (1878) notes that "the land on the opposite side of Warren St, now Rockville Place, was not long ago a rocky ledge, higher than the tops of the houses now standing on it."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlas - 1843, 1884, 1889, 1895, 1899, 1906, 1915

Roxbury Directory

Francis Drake - Town of Roxbury, 1878.



(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

house lot - at that time it was owned by a C. E. SANFORD. (SP.?)
It first appears on the 1884 atlas labeled L. Sanford - apparently
purchased soon after by an Esther Tilden.

BUILT BY CHARLES T. SANFORD, A MASON, IN 1874.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

1849
Maps. 1858 ATLASES - 1873, 1882, 1884, 1889
1866

SUFFOLK DEEDS.
NORFOLK DEEDS



ADDRESS 21-23 Rockville Pk. COR. near Warren St.

NAME _____
present original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE 1860 NORFOLK DEEDS 290.265,266 (PLAN)
source

ARCHITECT _____
source

BUILDER Henry Harmon attributed
source

BENJAMIN SEWALL,
OWNER MOSES DAY, HENRY HARMON
original present

PHOTOGRAPHS R 17/1 - '83

TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF mansard cupola square, in roof's center dormers 3 on Main facade, 2 on sides.

MATERIALS (Frame) clapboards (wood shingles) stucco asphalt (asbestos) alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Double mansard house with paired, recessed entrances flanked by
polygonal bays (4-bay, main facade) Bell cast mansard with segmental hooded
dormers, cupola in center of roof. (Slates in tact - cupola + parts of roof burned)

EXTERIOR ALTERATION minor (moderate) drastic clapboards replaced with wood and asbestos
currently vacant Shingles DETAIL REMOVED

CONDITION good fair (poor) partially burned LOT AREA _____ sq. feet
windows are boarded up.

NOTEWORTHY SITE CHARACTERISTICS Part of Rockville Park Collection of Italianate,
mansard houses - closely sited.

SIGNIFICANCE (cont'd on reverse) Fire damaged

Mansard double house. Owners in 1873

(Map)

were a Mrs. Atwood (#21), Charles Gay (#25)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas - 1873, 1884, 1889

Maps - ¹⁸⁴⁹1858, 1866

NORFOLK DEEDS

ADDRESS 25 Rockville PK. COR. off Warren St

NAME	present	original

MAP No. 19N/105 SUB AREA MT. PLEASANT

DATE 1871 SUFFOLK DEEDS 949.92; 1075.186
Roxbury Directories
source

ARCHITECT _____
SOURCE

BUILDER _____
source

OWNER Milton Austin
original present

PHOTOGRAPHS R.17/2-183



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic basement

ROOF bell cast mansard cupola — dormers 2 recessed dormers
perside.

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone pudding stone concrete iron/steel/alum.
Foundation.

BRIEF DESCRIPTION 3-bay mansard with off-center porch on main facade
(unusual as mansard houses are usually symmetrical, with center porches). Cornice

headed windows appear on 2nd floor, bracketed cornice, slate shingles in tact. Well-crafted
double entrance doors - good carving.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA 2924 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Part of Y-shaped cul-de-sac's collection of
Italianate and mansard single family and double frame houses.

SIGNIFICANCE (cont'd on reverse) Contributed to
mid-late 19th century ^{character} of Rockville Park - in terms
of form, distinctive elements. It was built
in 1871 by Milton Austin, dealer in
proprietary" medicines, 8 Walnut Ave.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

A Moody Menill owned this house during the 1880's and 90's.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps- 1849, 1858, 1866

Atlases- 1873, 1884, 1889, 1895, 1899, 1906, 1915

SUFFOLK DEEDS

Roxbury Directories -1860's, 1870's.

ADDRESS 27 Rockville Park COR. near Warren ST.

NAME	present	original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE 1894 SUFFOLK DEEDS 1985.558
2237.627
source

ARCHITECT _____
source

BUILDER	source
---------	--------

OWNER SOLOMON S. ROWE
Amelia B. Rowe
original present

PHOTOGRAPHS R 17/3 - '83



TYPE residential single, double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF gable cupola — dormers 2 on south facade

MATERIALS (Frame) (clapboards) shingles stucco asphalt asbestos alum/vinyl
(Other) brick ~~stone~~ pudding stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen ANNE frame house with round bays, wide gables --
vacant, partially burned, porch no longer extant, windows covered with boards.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor ^{VACANT} FIRE DAMAGE LOT AREA 2406 sq. feet

NOTEWORTHY SITE CHARACTERISTICS situated at entrance to southern "prong" of

Y-shaped Rockville place.

SIGNIFICANCE (cont'd on reverse) Deteriorating
Queen Anne house, fire damaged - late
addition to ad-de-parc that developed in
the 1950's.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps . 1849, 1858, 1866

Atlas. 1873, 1874, 1889, 1895, 1899, 1906, 1915

Suffolk DEEDS

ADDRESS 94 Warren ST. COR. Kearsage ST
 NAME RESSURECTION Lutheran Church SWEDISH EVANGELICAL Lutheran Church
present original
 MAP No. 19N/10E SUB AREA MT. PLEASANT
 DATE 1923-4 Permit # 1823
[corner stone reads "1874 and 1923"] source
 ARCHITECT Carl C. Enebuske "
and Porter source
 BUILDER H.L. Hauser Bldg. Co. "
Swedish Evangelical source
 OWNER Lutheran Church
original present
 PHOTOGRAPHS R17/11-85



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) Church

NO. OF STORIES (1st to cornice) 1 1/2 plus full basement, tower

ROOF Gable cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
 (Other) brick stone granite concrete iron/steel/alum.

BRIEF DESCRIPTION Romanesque Revival, Latin cross plan - long nave, side aisles, transept
Constructed of granite - prominent corner tower - highly visible local landmark, handsome
wide, round arch entrance with steep, wide entrance stairs.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor LOT AREA 14,750 sq. feet (incl. of Kearsage)

NOTEWORTHY SITE CHARACTERISTICS occupies corner lot, on busy thoroughfare (Warren St.),
at fringe of residential area.

SIGNIFICANCE (cont'd on reverse) Handsome, solid
late Romanesque Revival church - corner tower
highly visible
is prominent local landmark. It was
designed by Carl C. Enebuske in 1923-4. He
is remembered as a "designer of Lutheran churches"

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>X</u>
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

in New England and architect for Boston engineering firms for 65 years. Mr. Enebuske was a native of New York City. He studied architecture in Swiss, Swedish and French universities. He was with the Boston firm of Metcalf and Eddy for 40 years and retired as chief of its architectural department in 1963. He remained there until 1973 as a consultant. He was ^{an} active member of the Faith Lutheran Cambridge church and of the Swedish American Council. Among his projects were Lutheran churches in Boston, Waltham, Needham and Springfield. He died 3/16/80.

Note: During the late 19th and early 20th century their corner lot was occupied by the frame house of a James H. Connell (shown on 1915 Atlas)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

B.P.L. Architects Vertical file

Maps. 1849, 1858, 1866

Atlas 1873, 1884, 1889, 1895, 1899, 1906, 1915

Boston Building Dept. PERMIT

ADDRESS 96 Warren ST. COR. between Kensington and
Winthrop ST

NAME _____

present original

MAP No. 10N/10E SUB AREA MT. PLEASANT

DATE 1843 NORFOLK DEEDS
137.196; 143.288; 152.24,25
source

ARCHITECT _____
source

BUILDER WILLIAM D. ADAMS DEEDS source

OWNER WILLIAM D. ADAMS

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PHOTOGRAPHS R 17/12-'83



TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF gable cupola - dormers -

MATERIALS (Frame) (clapboards) shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Remarkably intact 3-bay Italianate house with unusual Egyptian Revival window enframements (full length windows on ground floor).

Still extant - bracketed door hood, late 19th c. multipanel double doors, oriel above main entrance.
9able has return eaves, paired brackets

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 5260 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Situated on rock outcropping, tree shaded front yard on

steep incline, to south on lot is brick one story store.

SIGNIFICANCE (cont'd on reverse) Remarkably intact
Italianate house (original fabric, elements intact). Appears
on 1856 Walling map as part of cluster of 11
houses on block bounded by Kearsage, Winthrop
and Warren streets. Abner W. Pollard was

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Apparently ^{ONE OF} its first owners—he is first listed here in 1856. He was a dealer in "military and regalia goods." His shop was located at 6 Court St. Boston. IT WAS BUILT BY WILLIAM D. ADAMS, A HOUSEWRIGHT, IN 1843.
Warren street was laid out in 1663. It was initially called "the way to Braintree" or "upper Road to Dorchester". At the beginning of the 19th century it was called "The Great Plymouth Road". It was renamed Warren St in 1825, after Joseph Warren, the Revolutionary war hero—his house was located at 130 Warren St. Warren street was widened in 1798 and 1872. By 1878 it was described as "one of the most frequented as well as one of the most sightly streets in Roxbury."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Town of Roxbury - Its Memorable Persons and Places - 1878 -
by Francis S. Drake. [Published by the author at 131 Warren St.]

Roxbury Directories

1873 Atlas

NORFOLK COUNTY DEEDS

COR. between Kearsage +
Winthrop Sts

original

SUB AREA MT. PLEASANT

WALLING SURVEY 1856
attributed, Roxbury Directories
source

source

source

present

PHOTOGRAPHS K18/1-'83



TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF gable cupola - dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/viny
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Originally identical to #96, drastically altered by application of synthetic siding, window entrancements removed, bracketed door hood and oriel still intact. Brick storefront addition on front.

EXTERIOR ALTERATION minor moderate (drastic) modern brick shou front addition, synthetic siding
DETAIL REMOVED

CONDITION good fair poor LOT AREA 4704 sq feet

CONDITION good fair poor _____ LOT AREA 4704 sq. feet

NOTEWORTHY SITE CHARACTERISTICS flight of steps between two one story
stores leads to main entrance, house on rock outcropping.

SIGNIFICANCE (cont'd on reverse) Apparently

originally identical to #96 next door -

Shown on 1858 Walling map as part of

Cluster of 11 houses which lined Winthrop st -

Keamsage Ave - Warren St block. A Dr. Thompson

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>+</u>				

Significance (include explanation of themes checked above)

Owned this property in 1873.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlas - 1873

Roxbury Directories

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

the old Warren estate - the old Warren homestead is still extant next door at 130 Warren St (site of General Joseph Warren's birth place, present puddingstone Gothic Revival house dates to 1846).

Warren St. was laid out in 1663 - this venerable thoroughfare was known as "the way to Braintree" or Upper Road to Dorchester". It became officially known as Warren St. in 1825. [at the beginning of the 19th century it was called "the GREAT PLYMOUTH ROAD"]. This street was widened in 1798 and again during the 1870s - Francis Samuel Drake noted in 1878 that Warren St had "respectable dimensions.... it is now one of the most frequented as well as one of the most sightly of the streets of Roxbury."

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

MAPS - 1832, 1849, 1856, 1858, 1866

ATLASES 1873, 1884, 1889, 1895, 1899, 1906, 1915

F.S. DRAKE - TOWN OF ROXBURY - 1878

SUFFOLK DEEDS

[see also Boston Univ. Preservation DEPT student paper
ON 124-126 Warren St]

ADDRESS 130 Warren St. COR. between Winthrop and Moreland sts.NAME The Warren Building The Warren homestead
present original MT. PLEASANT
MORELAND STMAP No. 10N/10E SUB AREA HISTORIC DISTRICTDATE 1846 DATE STONE Town of Roxbury - Francis S. Drake
source (1878)ARCHITECT _____
sourceBUILDER _____
sourceOWNER DR. John C. Warren
original presentPHOTOGRAPHS R10/3-'83TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus attic basementROOF Gable cupola - dormers -MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick puddingstone walls concrete iron/steel/alum.BRIEF DESCRIPTION Gothic Revival house constructed of puddingstone w/steeply pitched center cross gable on main facade containing diamond shaped attic window. Wooden entrance porch w/brackets projects fromcenter of main facade. Above mud to pane ground floor windows are slate (?) tablets bearing inscriptions - "On this spot the house erected in 1720 being the birthplace of Gen. Joseph Warren, who was killed at the Battle of Bunker Hill"EXTERIOR ALTERATION minor moderate drastic 19th c. illustrations show wood porch projecting from south wall.CONDITION (good) fair poor _____ LOT AREA 11013 sq. feetNOTEWORTHY SITE CHARACTERISTICS set back facing lawn which extends to pudding stone wall and granite posts. Driveway located on south side of house.*June 17th 1775" and ② "John Warren a distinguished physician and anatomist, was also born here. The original mansion being in ruins, this house was built by John C. Warren M.D., son of the last(Map) named, as a permanent memorial of the spot."SIGNIFICANCE (cont'd on reverse) The old Warren homesteadis architecturally significant as one of the very few stone Gothic cottages in the Boston area - it is a contemporary of the frame Gothic cottages still extant along Montrose Street in the Moreland St Historic District. This house occupies the site

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	<u>X</u>	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	<u>X</u>
Commerce	_____	Military	<u>X</u>	Transportation	_____
Communication	_____	Political	<u>X</u>		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

of General Joseph Warren's birthplace. Born in 1741, General Warren is best known as the fallen hero of the Battle of Bunker Hill. He was a leading patriotic author and orator in Boston on the eve of the Revolutionary war. At the time of his death (June 17th 1775) he was president of the Congress of Massachusetts and chairman of the Committee of Public Safety — "being thus virtually at the head of the Commonwealth." In addition he was a graduate of Harvard College (Class of 1759), a successful physician and teacher at the Roxbury Grammar School. (1760-1761). Francis S. Drake notes that "he was especially attentive to the poor, to whom his hand was ever extended to afford relief."

The present stone cottage was erected in 1846 by the General's nephew, Dr. John C. Warren. The present house lot is but a small portion of the old Warren estate. Containing 7 acres, the Warren estate extended from Warren Place (Winthrop St.) to Moreland St. General Warren's great grandfather, Joseph Warren, purchased this land in 1687 from a John Leavens, who then occupied a dwelling house on this property. The General's birthplace was built in 1720. (see illustration). During the siege of Boston Col. David Brewer's regiment was quartered here in the summer of 1775 and the grounds were "improved" for barracks. The Warren Farm contained many valuable fruit trees *

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

* According to F.S. Drake a fine apple known as the Roxbury Russetting originated here - during the siege the British cut down 123 of these trees for military purposes.

At the sale of this estate in 1846 Dr. John C. Warren reserved the site of the 1720 homestead - tearing it down but building the present stone cottage on its site. This house remained in the Warren family into the late 19th century.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Town of Roxbury - Francis Samuel Drake [1878]

Photo Files - S.P.N.E.A., Boston Athenaeum, Bostonian Society

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Maps - 1832, 1849, 1858, 1866.

ADDRESS 132, 134, 136 ^{Warren} ST. COR. Moreland ST.

NAME present original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE 1869 SUFFOLK DEEDS
965. 279, 281, 282
source

ARCHITECT source

BUILDER John Gilbert "
source

OWNER John Gilbert "
original present

PHOTOGRAPHS 1810/4 - '83



TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus attic / basement

ROOF Mansard cupola - dormers 2 on main facade

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION 3 unit Mansard row characterized by tall, narrow segments -
projecting octagonal bays, high stoops retain South End-like Rococo Revival cast iron
stair rails, building culminates in bracketed and dentilated cornice, steep, straight sided mansard
roof with slate shingles intact.

EXTERIOR ALTERATION (minor) moderate drastic store located in basement of #132

CONDITION good fair poor LOT AREA 132 - 1381 134 - 1284 136 - 1284 sq. feet

NOTEWORTHY SITE CHARACTERISTICS adjacent to Gothic Revival Warren Building

SIGNIFICANCE (cont'd on reverse) Competant
rendition of speculator-builder built
row - among first of its type in the
Moreland Street District area.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

suffolk deeds
ATLASES 1873

ADDRESS 138-148 Warren ST. COR. Moreland ST.
[also 5 Moreland ST.]

NAME	present	original
Walkers Market		

MAP No. 10N/10E SUB AREA MT. PLEASANT

DATE 1898-9 Permit # 443
source

ARCHITECT George A. Avery "source"

BUILDER Joseph Imhof " source

OWNER Francis W. Kittudge
original present

PHOTOGRAPHS R 18/5-183



TYPE (residential) single double row 2-fam. 3-deck ten (apt.)
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF	Flat	cupola	-	dormers
------	------	--------	---	---------

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick white stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Essentially U-shaped apartment-commercial block - loosely termed Georgian Revival, stone fronts on ground floor, upper floors exhibit 2 story oriel (metal, multi panels), brick parapet at corner, metal cornice along waverly st.

EXTERIOR ALTERATION minor moderate drastic Original appearance of stone fronts altered

CONDITION good fair poor LOT AREA 6924 sq. feet

NOTEWORTHY SITE CHARACTERISTICS prominent corner location

SIGNIFICANCE (cont'd on reverse) 138 448 Warren St.

is a large apartment-commercial block on
the eastern edge of the Moreland street
Historic District, perhaps built in anticipation
of extension of elevated track to Dudley -
waveren sts

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

area in early 1900's.

George A. Avery was a prolific Boston area architect responsible for a number of houses in Moreland St area - e.g. houses in vicinity of Cleveland Park developed during the 1890's.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Buildings Dept. Permits

ADDRESS 160 WARREN ST

between MORELAND ST

- And Rockville Pk.

12TH Baptist Church and

NAME 2nd African Meeting House

present

Boston Highlands

original METHODIST EPISCOPAL
church

MAP No. 10N/10E

SUB AREA MT. PLEASANT

DATE C. 1870-73

F.S. DRAKE

SUFFOLK DEED 987.203

source

ARCHITECT

source

BUILDER

source

OWNER Boston Highlands Methodist

original

present

PHOTOGRAPHS K 18/6 - '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.

(non-residential) church

NO. OF STORIES (1st to cornice) 2 1/2 plus basement, tower

ROOF Cupola cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl PERMA STONE

(Other) brick

stone

concrete

iron/st

eel/alum.

PERMA STONE

BRIEF DESCRIPTION Originally a frame Gothic-stick style church now altered

(1957) by perma stone siding. Retains original form - corner tower with

EXTERIOR ALTERATION minor moderate drastic perma stone siding added in 1957

CONDITION good fair poor LOT AREA 9489 = church
5040 = addition sq. feet

NOTEWORTHY SITE CHARACTERISTICS face busy thoroughfare (warren st.)

SIGNIFICANCE (cont'd on reverse) 160 Warren St

was built c. 1866-1873 as the Boston

Highlands Methodist Episcopal church.

By the 1890's it housed the Advent

Christian Church and the Advent

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>X</u>
Architectural	_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Christian Publication Society. The Publication Society occupied a ground floor storefront in the church and served as booksellers, printers, stationers as well as publishers.

An historical marker on the church reads "12th Baptist church - In 1840, some members of the First Independent Baptist church (the African Meeting House) withdrew from the main congregation. Eight years later they organized the 12th Baptist Church under the leadership of the Rev. Leonard A. Grimes. In 1906 the Congregation moved from Phillips St. on Beacon Hill to the former Baptist Tabernacle building on Shawmut Ave." The 12th Baptist church's ^{congregation} has been located on Warren St since ____.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

NOTE. The Highland Methodist Society was originally part of the Winthrop St. METHODIST SOCIETY which was established in 1838. During the late 1860's two separate congregations were formed with a new church being built for the Winthrop Methodist church in 1869 on Winthrop St (NO LONGER EXISTANT). 460 Warren street "was built in 1869 or 1870".

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Roxbury DIRECTORIES

MAPS - 1849, 1856, 1858, 1866

ATLASES - 1873, 1884, 1889, 1895, 1899, 1906, 1915

S.P.N.E.A. - Photo File

Town of Roxbury - F.S. DRAKE. 1878.

ADDRESS 196 Warren ST. COR. Whiting ST.

NAME J. B. Johnson Funeral Home
present original

MAP No. 19N/10E SUB AREA MT. PLEASANT

DATE c. 1895-1899 CityHouses
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Henry Kelley [1899]
original present

PHOTOGRAPHS R10/7-'83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF gable cupola — dormers Large dormer in center.

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl main facade
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne 2 family with projecting pedimented entrance porch flanked by 2-story bays.

EXTERIOR ALTERATION minor moderate drastic synthetic siding, DETAIL REMOVED

CONDITION (good) fair poor _____ LOT AREA _____ sq. feet

NOTEWORTHY SITE CHARACTERISTICS large corner lot, shrub filled front yard, adjacent to gas station.

SIGNIFICANCE (cont'd on reverse) Large Queen Anne house at entrance to Whiting Street — once known as Forest Ave — originally a private way leading to old William Whiting estate.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas 1895, 1899

ADDRESS 202, 204, 206, 208, 210
Warren St. COR. NAME
present originalMAP No. 19N/10E SUB AREA MT. PLEASANTDATE 1877-9 Permits #138, #77, #33
source ARCHITECT
source BUILDER Ira A. Medbury "
source OWNER "
original presentPHOTOGRAPHS 18/8-'83TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential) NO. OF STORIES (1st to cornice) 3 [except for #206 which has 2] plus attic / basementROOF mansard cupola dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone trim concrete iron/steel/alum.BRIEF DESCRIPTION brick mansard row with octagonal bays, short stoops, stone
sills + lintels, straight sided mansard roof with most shingles intact, prominent
projecting party walls - middle unit is one story shorter than others in block.EXTERIOR ALTERATION minor moderate drastic CONDITION good fair poor boarded over LOT AREA 202 = 1308 208 = 1334
204 = 1277 210 = 1439 sq. feet
206 = 1314NOTEWORTHY SITE CHARACTERISTICS prominent corner locationSIGNIFICANCE (cont'd on reverse) One of several
brick blocks built in the Moreland St area
by Ira A. Medbury, a mason. Solid,
well crafted example of a mansard
speculative-builder constructed row.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Boston Building Dept. permits

ADDRESS 236-248 Warren St. COR. Dunroath St.

NAME Van Ness Terrace
present original MT. PLEASANT

MAP No. 19N/10E; 19N/11E SUB AREA MORELAND ST. HISTORIC DISTRICT

DATE 1890 Permit #42-47
source

ARCHITECT J. H. Besenick "
source

BUILDER Bousquet and Pepin "
source

OWNER J. A. STULTZ
original present

PHOTOGRAPHS K10/9-'83



TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 4 plus basement

ROOF flat cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) (brick) stone Brownstone trim concrete iron/steel/alum.

BRIEF DESCRIPTION High style Queen Anne masonry row w/ Romanesque Revival elements.

Pleasing rhythm created by spacing of round, 4 story bays, flat 2-bay wall segments and wide, round arched entrances (2). Projecting bays culminate in scroll pediments - over 2nd floor windows (center) appears "VAN NESS TERRACE" in raised brownstone lettering.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION good (fair) poor VACANT, windows broken LOT AREA 19,387 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Together with 250-254 and 256-260 Warren St forms

impressive intact late 19th century street scene. Particularly noteworthy is high pudding stone terrace wall (w/ metal railing) along Warren St.)

(Map)

SIGNIFICANCE (cont'd on reverse) Ambitious, architecturally sophisticated Queen Anne brick row with high pudding stone terrace facing busy Warren St. This row was apparently named for John V.N. (Van Ness?) Stultz. He was a dealer in plumbers materials (Stultz and Mansur). This row's land was part of

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

STUITS' house lot (#240 Warren St in late 19th c. Boston Directories). His house was apparently 1, 3 Dunreath St which was originally set back near rear boundary of parcel - 2 large barns and a curving driveway were part of his property prior to 1890.

236-248 Warren St was designed by J. H. Besarick, prolific Boston architect. Initially associated with S. J. F. Thayer (architect of Back Bay rowhouses) he was self employed by 1880's at Pemberton Sq., Boston. Besarick's many commissions for religious organizations included St. James Swedenborgian Church, Roxbury - he also designed numerous parochial schools and seminaries. In addition Besarick designed 250-254 Warren Ave (next door) and 119-125 Blue Hill Ave (both, Queen Ann Rows).

During ^{mid-}late 19th c. Roxbury experienced 2 building booms - the 1st dates to c. 1856-1873, the 2nd to early 1880's - early 1900's. Improved transportation links to Boston encouraged house construction e.g. the 1st electric trolley line was introduced in Boston area in 1887 - see Sam Bass Warner's Street Car

Suburbs (1973)
Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915
Roxbury Directories
Boston Building Dept - permits
B.P.L. Boston Architects File

ADDRESS 250, 252, 254 ^{Warren ST.} COR. near Copeland ST

NAME _____
present original

MAP No. 19N/10E; 19N/11E; 19N/10E SUB AREA MT. PLEASANT

DATE 1887 Permit # 217, 218, 219
source

ARCHITECT J.H. Besdick "
source

BUILDER _____
source

OWNER Silas Potter
original present

PHOTOGRAPHS R18/10-'83



TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF flat cupola TURKEY dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone brownstone trim concrete iron/steel/alum.

BRIEF DESCRIPTION 3 unit brick row with recessed entrance, short stoops, stone

(brown stone) sills and lintels, round (#250), octagonal (#252) bays, distinctive
round corner towers (#254) with conical roof and copper finial - stylistically Queen
surfaces decorated with terra cotta tiles, corbelling. ANNE

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 250 = 2144
252 = 2062 sq. feet

NOTEWORTHY SITE CHARACTERISTICS 254 = 3009
Together with Queen Anne Van Ness Terrace (236-248

Warren St) and Georgian Revival 256-260 Warren St forms impressive, intact late
19th century street scene.

SIGNIFICANCE (cont'd on reverse) Appealing, well

detailed Queen Anne masonry row in

good state of preservation. Built in 1887

for Roxbury merchant and real estate speculator

Silas Potter, its owners by 1895 included

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

C.A. Potter (#250), A.M. Potter (#252) and W.H. Potter (#254). Silas Potter's house was located at the corner of Alaska and Perrin streets [site of the Potter Court apartments]. This row was designed by J.H. Besarick - a prolific Boston architect. Initially Besarick was associated with the Boston architectural firm of S.J.F. Thayer (1870's). By the 1880's he was self employed with offices at Pemberton Square (now 2 and 3 Center Plaza, opposite Government Center). His many commissions for religious organizations included St. James Swendenborgian church, Roxbury - he also designed numerous parochial schools and seminaries. Besarick also designed for #119-125 Blue Hill Ave in 1886 for Silas Potter.

This row is a product of Roxbury's 2nd late 19th century building boom (the 1st dating to 1856-1873) of the 1880's - early 1900's - improved transportation links with Boston encouraged house construction in Roxbury, Dorchester, West Roxbury etc - the Electric Trolley was 1st introduced in Boston in 1887.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Roxbury Directories

Maps - 1866

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915

B.P.L. Architects file.

Boston Building Dept. - permits.

ADDRESS 256-260 Warren St. COR. COPELAND ST.

NAME present original

MAP No. 18N/10E; 18N/11E; 19N/10E; 19N/11E SUB AREA MT. PLEASANT

DATE 1901 PERMIT # 212
source

ARCHITECT W.C. Callet " source

BUILDER source

OWNER RHODES BROS.
original present

PHOTOGRAPHS R18/11 - '83



TYPE (residential) single double row 2-fam. 3-deck ten apt. - Commercial block
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF Flat cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Large corner commercial/residential block constructed of brick -

features distinctive round corner wall (Warren + Copeland St.) Store fronts exhibit modern brick infill, wood sign panels etc - handsome central entrance w/ Renaissance Revival frame still intact. Multi-panel metal oriel windows project from floors 2 + 3. This building culminates in a handsome
EXTERIOR ALTERATION minor moderate drastic ground floor stores have been updated

CONDITION good fair poor LOT AREA 8343 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Prominent corner location, interesting visual dialogue between buildings possessing curving, rounded forms - e.g. 256-260's round corner wall, 264's round corner "tower-like" heavy metal Georgian Revival cornice with modillion blocks.

SIGNIFICANCE (cont'd on reverse) This handsome

Georgian Revival Commercial-apartment block is part of a remarkably intact late 19th century - early 20th century streetscape that stretches

from Van Ness Terrace (238-248 Warren St) to

+ segment and the barrel vaulted roof of #270-72 Warren St - [the Warren Theatre]

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

the Warren Theatre (270-12 Warren St.).

#256-260 was built in 1901 by W.C. Collett for the Rhodes Brothers. (Between 1895 and 1905 the Rhodes Bros. assembled a large development package encompassing 256-260 as well as 10, 12, 14 Copeland St. For much of the late 19th century the cross shaped frame house of a Moses Jackson occupied this corner lot. Commercial-apartment blocks such as 256-260 Warren St. began to appear along Roxbury's major thoroughfares after c. 1890 — during the early 1890's the electric commuter trolley provided faster service between "streetcar suburbs" such as Roxbury, Dorchester etc and the Boston business district.

Warren St. was laid out in 1643. Over time it has been variously known as "The Way to Braintree" or "Upper Road to Dorchester". Widened in _____ it received the name Warren St. in 1825 [named in honor of General Joseph Warren, fallen hero of the Battle of Bunker Hill 6/17/1775].*

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

* In 1878 F.S. Drake noted that "it [Warren St.] is now one of the most frequented and sightly of the streets in Roxbury."

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

MAPS 1832, 1849, 1856, 1858, 1866

ATLASES 1873, 1884, 1889, 1895, 1899, 1906, 1915

F.S. DRAKE TOWN OF ROXBURY - 1878

Boston Building Dept - PERMITS.

5-15 COPELAND ST
ADDRESS 264 WARREN ST. COR. Copeland and Warren STS.
4-6 WAVERLY ST
NAME _____
present original

MAP No. 18N/11E; 18N/10E SUB AREA MT. PLEASANT

DATE 1897 PERMITS #171-4
source

ARCHITECT Edward P. Morse "
source

BUILDER Louis Habalaw "
source

OWNER _____ "
original present

PHOTOGRAPHS _____



TYPE (residential) single double row 2-fam. 3-deck ten (apt. Commercial)
(non-residential) Stores on ground floor

NO. OF STORIES (1st to cornice) 4 plus basement

ROOF Flat cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick (stone TRIM) concrete iron/steel/alum.
granite block basement

BRIEF DESCRIPTION Large Georgian Revival yellow brick apartment complex - essentially
shaped plan, rises from a rock faced, rusticated granite basement to a heavy metal cornice.

Massing is of particular interest - it "fans out" from a projecting, round tower like spine
with undulating walls along Waverly + Copeland (projecting regular bays alternating with
EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor UNDER REHAB. 264 = 3462, 5, 7 Copeland = 4276, 11 = 4345
WINTER 82-83 LOT AREA 4-6 Waverly = 6673 sq. feet 15 = 2119.

NOTEWORTHY SITE CHARACTERISTICS Situated at the center of the WAVERLY-COPELAND-WARREN STS
intersection - interesting visual dialogue between buildings on 3 corners which have curving, round
+ recessed segments. The corner tower
forms.

Spanning fls 2-4) culminates in a tall metal drum (copper?) with raised lettering which reads
(Map) "WAVERLY APARTMENTS;"
SIGNIFICANCE (cont'd on reverse) 264 WARREN ST is
an unusually large, impressively sited and well
crafted Georgian Revival apartment complex. It was
built in 1897. It is part of a remarkably intact
late 19th c. - early 20th c. street scene that stretches
from VAN NESS TERRACE (Queen Ann, 1890) to
the WARREN THEATRE which dates to 1926. (238-
248 WARREN ST to 270-72 WARREN ST).

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

264 WARREN ST. was designed by Edward P. Morse - records indicate that he was active in the Boston Building trades between c. 1890 - 1905. His office was located at 258 Washington ST. He was the architect of numerous brick rowhouses and apartments in Boston, The South End and Roxbury. 264's first owner was Louis Habalow, he is listed in Boston Directories as "real estate, house 26 Rockland, Roxbury". The 1884 ATLAS lists a Rebecca Sampson as the owner of this lot - it is shown as unoccupied - apparently #264 Warren ST was the 1st structure to occupy this lot.

WARREN STREET was laid out in 1663. Overtime it has been variously called "The way to BRAINTREE", "UPPER Road to Dorchester" and "The Great Road to PLYMOUTH". Widened in 1798 and 1872, it received the name WARREN ST. in 1825 [named in honor of General Joseph Warren, fallen hero of the Battle of Bunker Hill 6/17/1775 and resident of Warren ST in 18thc.]. IN 1878 F.S. DRAKE noted that "it [Warren ST] is now one of the most frequented and sightly of the streets in Roxbury." By the 1890's urban building forms begin to appear along Warren ST and other major Roxbury streets.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

* thoroughfares - e.g. high style masonry rowhouses, apartment-commercial complexes such as 264 Warren ST. By the early 1890's the Electric Commuter trolley provided faster Roxbury-Boston service.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Buildings DEPT- PERMITS

ATLASES - 1873, 1884, 1889, 1895, 1899, 1906, 1915

ROXBURY DIRECTORIES

F.S. DRAKE THE TOWN OF ROXBURY - 1878

STREET CAR SUBURBS. Sam Bass Warner - 1973.

B.P.C. Architects' FILE

PHOTOGRAPHS R18/12 - '83



* apparently built to house vaudeville and silent movies.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	<u>X</u>
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	<u>X</u>	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

This theatre has historical associations with the prominent Boston architectural firm of Blackall, Clapp and Whittimore.

Clarence H. Blackall (1857 - 3/5/1942) is best known as a Boston theatre architect and designer of Boston's first steel frame office building (7 Water St, early 1900s). Blackall studied at the University of Illinois and the Ecole des Beaux Arts in Paris. Initially employed by Peabody and STEARNS (1880s) he founded Blackall, Whittimore and Clapp in 1889. Blackall was responsible for the Tremont, Colonial, Metropolitan and Wilbur Theatres in downtown Boston. He designed the Tremont Temple, home of the Baptist Church Boston. In addition he served as the consulting architect on Henry J. Hardenberg's Copley PLAZA HOTEL at Copley Square.

For many years a frame Georgian house occupied this site [built by a Samuel Hawes in 1764.] IN 1836 the Roxbury Land Co. bought ⁺ Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

⁺ this land in order to establish a mulberry plantation — their attempt at starting a silk worm industry in Roxbury was unsuccessful. Donald "The Doctor" Kennedy owned this property by 1844. He established a patent medicine manufacturing co. on this lot which was apparently housed in the 3 frame structures which occupied this property along with the old Hawes House.

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) BPL Architects File

MAPS — 1832, 1849, 1856 and 1858, 1866

ATLASES 1873, 1884, 1889, 1895, 1899, 1906, 1915

Boston Building DEPT - PERMITS

Town of Roxbury - F.S. DRAKE (1878)

Built in Boston-city and Suburb - Douglas Shand Tucci (1978)

NOTE: The following archives were searched for photographs, drawings, plans the for Theatre — Harvard LIBRARY - ROSEY Library Theatre Collection, S.P.N.E.A., Bostonian Possible source of info is

ADDRESS 26-30 WAVERLY ST. COR. PERRINNAME NEW ENGLAND TELEPHONE COMPANY
present originalMAP No. 18N/11E SUB AREA MT. PLEASANTDATE 1913; 1924 ATLASES
sourceARCHITECT _____
sourceBUILDER _____
sourceOWNER NEW ENGLAND TELEPHONE COMPANY
original presentPHOTOGRAPHS R 19/1 - '83TYPE (residential) single double row 2-fam. 3-deck ten apt.
[non-residential] COMMERCIAL / INDUSTRIALNO. OF STORIES (1st to cornice) 3 plus 1ROOF FLAT cupola _____ dormers _____MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
[Other] [brick] stone TRIM concrete iron/steel/alum.BRIEF DESCRIPTION LARGE COMMERCIAL / INDUSTRIAL BUILDING OF
BRICK WITH LIMESTONE FOUNDATION, LINTELS, KEYSTONES,
STRING COURSES & GABLED ENTRANCE

EXTERIOR ALTERATION minor [moderate] drastic _____

CONDITION [good] fair poor _____ LOT AREA 23,733 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) SOME MODEST
COLONIAL REVIVAL DETAILS

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	<u>X</u>	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	_____				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ATLASES 1906, 1915, 1931

ADDRESS 37 WAVERLY ST. COR.

NAME _____
present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE 1877 1371.308
SUFFOLK DEEDS 1411.164
source

ARCHITECT _____
source

BUILDER SAMUEL M. SHAPLEIGH DEEDS
source

OWNER SAMUEL M. SHAPLEIGH
original present

PHOTOGRAPHS R19/2- '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF MANISARD cupola dormers 2 PER SIDE

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY HOUSE WITH INTACT FISH SCALE SLATE

MANISARD & SEMI-RECESSED BRACKETED DORMERS; 2 STORY REAR

EXTENSION; 2 STORY OCTAGONAL ORIEL + COLUMBED PORCH FRONT;

1ST FLOOR OCTAGONAL ORIEL SIDE BRACKETED CORNICE

EXTERIOR ALTERATION minor moderate drastic SOME DETAIL REMOVED; ASBESTOS

CONDITION good fair poor _____ LOT AREA 5500 sq. feet

NOTEWORTHY SITE CHARACTERISTICS HEDGE

(Map)

SIGNIFICANCE (cont'd on reverse) WELL DETAILED
4-CRAFTED FRENCH SECOND EMPIRE
HOUSE WITH FINE INTACT MANISARD-
BUILT BY & FOR SAMUEL M. SHAPLEIGH,
A BUILDER, IN 1877, CONVEYED TO

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

GEORGE W. & MARY E. GREGESON (INSURANCE BROKER)
IN 1878 FOR \$9,000 - CONTRIBUTES TO WAVERLY
STREETSCAPE - A MIRROR IMAGE OF #41.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

SUFFOLK DEEDS
ATLASES 1873, 1882

ADDRESS 41 WAVERLY ST. COR.NAME _____
present originalMAP No. 18N/11E SUB AREA MT. PLEASANTDATE 1877 1371.308; 1379.214;
SUFFOLK DEEDS 1392.262
sourceARCHITECT _____
sourceBUILDER SAMUEL M. SHAPLEIGH DEEDS
sourceOWNER SAMUEL M. SHAPLEIGH
original presentPHOTOGRAPHS R19/3- '83TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus ATTICROOF MANSARD cupola _____ dormers 2 PER SIDE + 1 WESTMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.BRIEF DESCRIPTION 2 1/2 STORY HOUSE WITH INTACT FISH SCALE SCATEMANSARD & SEMI-RECESSED BRACKETED DORMERS; 2 STORY REAR EXTENSION;2 STORY OCTAGONAL ORIEL WITH BRACKETS FROM IT + COLUMNED PORCH;
1ST FLOOR OCTAGONAL ORIEL SIDE - BRACKETED CORNICE & WINDOW CAPSEXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor _____ LOT AREA 5500 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) WELL DETAILEDSCRAPED FRENCH SECOND EMPIREHOUSE WITH FINE INTACT MANSARD &OTHER DETAILS - BUILT BY & FORSAMUEL M. SHAPLEIGH, A BUILDER, IN 1877-

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

CONVEYED TO SARAH E. HUNTINGTON THE SAME YEAR -
CONTRIBUTES TO WAVERLY STREETSCAPE - A MIRROR
IMAGE OF #37

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

SUFFOLK DEEDS
ATLASES 1873, 1882

ADDRESS 42-44, 46-48 WAVERLY ST. COR.

NAME _____
present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE 1916 PERMIT # 314, #315
source

ARCHITECT HURD & GORE PERMITS
source

BUILDER ISRAEL CONVISER PERMITS
source

OWNER HENRY I. LAZARUS
original present

PHOTOGRAPHS R19/4 - '83



TYPE ☒ (residential) single double row 2-fam. 3-deck ten ☒ apt./
(non-residential)

NO. OF STORIES (1st to cornice) 3 1/2 plus

ROOF FLAT cupola dormers

MATERIALS (Frame) clapboards shingles ☒ stucco asphalt asbestos alum/vinyl
☒ (Other) ☒ brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 3 STORY PAINTED STUCCO APARTMENT BUILDING
WITH 3 SLIGHTLY PROTECTING BAYS, FLAT ARCHED TRIPLED
SINGLE WINDOWS WITH HOOD MOULDS & PILASTERED ENTRANCES

EXTERIOR ALTERATION ☒ minor ☐ moderate ☐ drastic

CONDITION ☒ good ☐ fair ☐ poor LOT AREA 42-44 = 5765
46-48 = 5814 sq. feet

NOTEWORTHY SITE CHARACTERISTICS LOW STOOPS

SIGNIFICANCE (cont'd on reverse) APARTMENT
BUILDING WITH SOME CLASSICAL
DETAIL -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1915, 1931

ADDRESS 43-45 WAVERLY ST. COR.

NAME _____
present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE C. 1874-82 DEEDS, ATLAS
source

ARCHITECT _____
source

BUILDER _____
source

OWNER CHARLES G. CAME (1866-79)
BETHIA BAGNALL (1879 ON)
original present

PHOTOGRAPHS R19/5-183



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF MANSARD cupola _____ dormers 8 FRONT; 2 E SIDE

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY DOUBLE HOUSE WITH INTACT SLATE
MANSARD & BRACKETED DORMERS - 2 STORY OCTAGONAL ORIELS
TOPPED BY 3 SIDED DORMERS FLANK COLUMNS ENTRANCE PORCH

EXTERIOR ALTERATION minor (moderate) drastic _____

CONDITION good fair poor PART VACANT - DETERIORATING LOT AREA 5500 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) INTERESTING
FRENCH SECOND EMPIRE DOUBLE HOUSE
WITH INTACT MANSARD & WELL DETAILED
DORMERS -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS
NORFOLK DEEDS
ATLASES 1873, 1882

ADDRESS 4749 WAVERLY ST. COR.

NAME _____
present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE C. 1884-89 ATLASES
source

ARCHITECT _____
source

BUILDER _____
source

OWNER A.J. HARMON 2 1889
E.E. PERKINS
original present

PHOTOGRAPHS R19/6 - '83



TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF HIP cupola _____ dormers 2 FRONT - 1 EA SIDE

MATERIALS Frame clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION ASYMMETRICAL 2 1/2 STORY DOUBLE HOUSE WITH
SLATE HIP ROOF & STYLIZED GOTHIC DORMERS -

EXTERIOR ALTERATION minor moderate drastic PORCH ADDED, DETAIL REMOVED ^{ALUMINUM}

CONDITION good fair poor _____ LOT AREA 47 = 3520
49 = 3540 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

(Map)

SIGNIFICANCE (cont'd on reverse) UNUSUAL
GOTHIC DORMERS ON ALTERED
VAGUELY QUEEN ANNE HOUSE.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ATLASES 1873, 1884, 1889

ADDRESS 53 WAVERLY ST. COR. _____NAME _____
present originalMAP No. 18N/11E SUB AREA MT. PLEASANTDATE 1870 SUFFOLK DEED 1029.111
sourceARCHITECT _____
sourceBUILDER _____
sourceOWNER THOMAS W. & JUDAH H. COX
original presentPHOTOGRAPHS R19/7 - '83TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus ATTICROOF GABLE cupola _____ dormers _____MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.BRIEF DESCRIPTION 2 1/2 STORY FRONT/SIDE GABLE HOUSE WITH
BRACKETED EAVES & SLATE ROOF; BRACKETED 1 & 2 STORY
OCTAGONAL BAYS SIDE & FRONT - COVERED PORCH WITH ADDED
WROUGHT IRON COLUMNS - OCULUS WINDOWEXTERIOR ALTERATION minor moderate drastic _____CONDITION good fair poor _____ LOT AREA 5500 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) HANDSOMEITALIANATE HOUSE WITH INTERESTINGBRACKETING - BUILT FOR THOMAS &JUDAH COX IN 1870 - CONTRIBUTES TOWAVERLY STREET SCAPE - LAXID

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

FORMERLY PART OF AUGUSTUS PERRIN ESTATE

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

ATLASES & MAPS 1850, 1873

*

ADDRESS 55, 57, 59, 61, 63, 65, 67, 69, 71
WAVERLY ST. COR. _____

NAME _____
present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

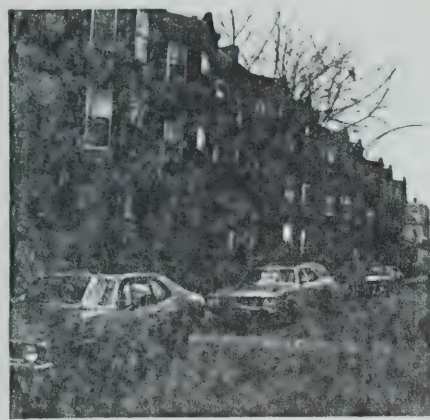
DATE 1882 PERMITS "55-63"
source

ARCHITECT JOHN R. HALL PERMITS
source

BUILDER MELVILLE GRANT!
JOHN G. ALLBRIGHT PERMITS
source

OWNER JAMES W. NEWELL
ROBT B. & WM. B. WILLIAMS & HALL
original present

PHOTOGRAPHS R19/8- '83



TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus _____

ROOF FLAT cupola _____ dormers _____

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) (brick) Brownstone TRIM concrete iron/steel/alum.

BRIEF DESCRIPTION 3 STORY BRICK 9 HOUSE ROW WITH 3 STORY

OCTAGONAL BAYS TOPPED BY BRICK GABLES (SOME WITH IRON FINIALS)

ALTERNATING WITH FLAT ENTRANCE BAYS - LOW STOOPS - BROWNSTONE

SEGMENTAL WINDOW & ENTRANCE CAPS - BRICK CORBELLING & STRING COURSES

EXTERIOR ALTERATION (minor) moderate drastic _____

CONDITION good fair poor _____ LOT AREA 55-69 = 2420 X 8
71 = 2604 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) FINELY

DETAILED & CRAFTED QUEEN ANNE/

PANEZ BRICK ROW DESIGNED BY

JOHN R. HALL IN 1882 ON LAND

FORMERLY OWNED BY AUGUSTUS PERRIN.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1873, 1882, 1884

ADDRESS 56 WAVERLY ST COR.

NAME

presentoriginalMAP No. 18N/11ESUB AREA MT. PLEASANTDATE 1904PERMIT # 478

source

ARCHITECT C.A. & F.N. RUSSELL

source

BUILDER

source

OWNER MARY A.W. KEENEoriginalpresentPHOTOGRAPHS R19/9-'83TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus ATTICROOF GABLE cupola dormersMATERIALS (Frame) clapboards (shingles) stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION LARGE 2 1/2 STORY CROSS GABLE SHINGLED
HOUSE WITH SEMI-CIRCULAR & OCTAGONAL BAYS & A
COLUMNED ENTRANCE PORCHEXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor VACANT LOT AREA 4340 sq. feetNOTEWORTHY SITE CHARACTERISTICS LARGE TREESIGNIFICANCE (cont'd on reverse) GENEROUSLYSCALED QUEEN ANNE / SAINGLE STYLEHOUSE WITH INTERESTING GABLEROOF TREATMENT -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
ATLASES 1899, 1906

ADDRESS 600 WAVERLY ST. COR.

NAME _____
present original

MAP No. 18N/11E SUB AREA MT. PLEASANT

DATE 1883 SUFFOLK DEEDS 1592.318
source 1612.545

ARCHITECT _____
source

BUILDER _____
source

OWNER NELLIE H. FOSTER
original present

PHOTOGRAPHS R19/10. '83



TYPE ☒ (residential) ☐ single double row 2-fam. 3-deck ten apt.
☐ (non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF HIP cupola _____ dormers 5

MATERIALS ☒ (Frame) ☒ clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY HOUSE WITH COMPLEX HIP ROOF &
DORMERS - "L" SHAPED PORCH WITH TURNED POSTS & SPINDLE
BALUSTRADE & DIAGONAL OPEN GABLES - RECTANGULAR SIDE
ORIEL

EXTERIOR ALTERATION ☒ minor moderate drastic

CONDITION good ☒ fair poor LOT AREA 4080 sq. feet

NOTEWORTHY SITE CHARACTERISTICS HEDGES & LARGE TREES

SIGNIFICANCE (cont'd on reverse) THIS QUEEN
ANNE HOUSE WITH AN INTERESTINGLY
COMPLEX ROOF & DORMER ARRANGEMENT
HAS AN UNUSUAL "L" SHAPED PORCH
WITH OPEN GABLES AT THE CORNERS -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

ATLASES & MAPS 1856, 1873, 1882, 1884

ADDRESS 602 WAVERLY ST. COR.

NAME	present	original

MAP No. 184/11E SUB AREA MT. PLEASANT

DATE 1883 SUFFOLK DEED 1595.433
BOSTON DIRECTORY 1883
source

ARCHITECT _____
source

BUILDER _____
source

OWNER FRANK A. & IDA M. LOUD
original present

PHOTOGRAPHS R 19/11 - '83

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF CLIPPED GABLE cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt (asbestos) alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY HOUSE WITH CLIPPED GABLES
FROM WHICH ARE SUSPENDED ORNATE JOGSAW WOODWORK-
SLANTING HOODS OVER WINDOWS, OCTAGONAL ORIEL FRONT

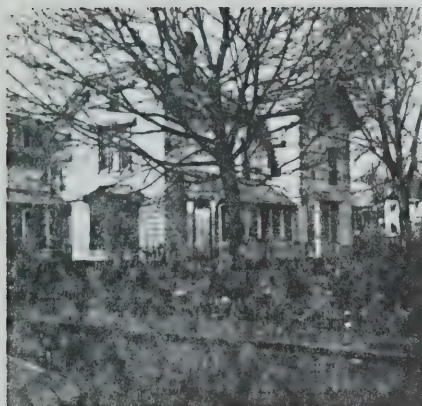
EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 7052 sq. feet

NOTEWORTHY SITE CHARACTERISTICS LARGE TREES

SIGNIFICANCE (cont'd on reverse) THIS QUEEN
ANNE HOUSE IS UNUSUAL FOR THE
INTRICATE JIGSAW ORNAMENT
ADORNING ITS CLIPPED GABLES -
CONTRIBUTES TO STREETSCAPE -

(Map)



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u> X </u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u> X </u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

BOSTON DIRECTORIES

ATLASES & MAPS 1856, 1873, 1882, 1884

ADDRESS 72 WAVERLY ST. COR.NAME _____
present originalMAP No. 18N/11E SUB AREA MT. PLEASANTDATE 1882 SUFFOLK DEED 1579.371
sourceARCHITECT _____
sourceBUILDER _____
sourceOWNER ALONZO P. CLIFFORD
original presentPHOTOGRAPHS R19/12-'83TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus ATTICROOF GABLE cupola TOWER dormersMATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION GABLED 2 1/2 STORY HOUSE WITH UNUSUAL SQUARE
TOWER WITH POINTED HIP ROOF - 2 STORY OCTAGONAL BAY
ON FRONT -EXTERIOR ALTERATION minor (moderate drastic) DETAIL REMOVED; ALUMINIUMCONDITION good fair poor LOT AREA 7069 sq. feetNOTEWORTHY SITE CHARACTERISTICS TREES, SHRUBSSIGNIFICANCE (cont'd on reverse) QUEEN ANNEHOUSE WITH UNUSUAL TOWER -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

MAPS & ATLASES 1857, 1873, 1882, 1884

ADDRESS 73 WAVERLY ST. COR.

NAME _____

present

original

MAP No. 18A/11ESUB AREA MT. PLEASANTDATE 1889PERMIT #1695
SUFFOLK DEEDS 1907.96; 1910.140
sourceARCHITECT GEORGE M. FERNALD PERMIT

source

BUILDER GEORGE M. FERNALD PERMIT

source

OWNER GEORGE M. FERNALD

original

present

PHOTOGRAPHS R 20/1- '83TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 3 plus _____ROOF FLAT cupola _____ dormers _____MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.BRIEF DESCRIPTION 3 STORY 3 DECKER WITH 3 STORY OCTAGONAL
BAY & GABLED ENTRANCE PORCH WITH TURNED POSTS - FRONT
& SIDES EXHIBIT BOARD, SHINGLE & CLAPBOARD PATTERNSEXTERIOR ALTERATION (minor) moderate drastic _____CONDITION good fair (poor) DETERIORATING LOT AREA 11,200 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) SOLESURVIVOR OF A GROUP OF 3QUEEN ANNE 3 DECKERS WITHUNUSUAL SURFACE PATTERNING-

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
SUFFOLK DEEDS
ATZASES 1884, 1889, 1895

ADDRESS 76 WAVERLY ST. COR.NAME _____
present originalMAP No. 10N/11E SUB AREA MT. PLEASANTDATE 1882 SUFFOLK DEED 1579.373
sourceARCHITECT _____
sourceBUILDER _____
sourceOWNER ALONZO P. CLIFFORD
original presentPHOTOGRAPHS R20/2 - '83TYPE [(residential)] [single] double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus ATTICROOF HIP / GABLE cupola _____ dormers 2MATERIALS [(Frame)] clapboards shingles stucco asphalt [(asbestos)] alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.BRIEF DESCRIPTION 2 1/2 STORY HOUSE WITH VARIED MASSING &
COMBINED HIP & GABLE ROOF - 2 STORY RECTANGULAR
PROJECTING BAY ON FRONTEXTERIOR ALTERATION minor [(moderate)] drastic DETAILS PROBABLY REMOVEDCONDITION [(good)] fair poor _____ LOT AREA 2276 sq. feetNOTEWORTHY SITE CHARACTERISTICS SHRUBSSIGNIFICANCE (cont'd on reverse) MODESTQUEEN ANNE HOUSE WITH UNUSUAL
MASSING -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

MAPS & ATLASSES 1856, 1873, 1882, 1884

ADDRESS 2,4 WHITING ST. COR.

NAME _____

present

original

MAP No. 19N/10E SUB AREA MT. PLEASANTDATE C. 1856-1870 MAPS, ATLASES, DIRECTORIES
source

ARCHITECT _____

source

BUILDER _____

source

OWNER _____

original

present

PHOTOGRAPHS R20/3 - '83TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus ATTICROOF MAKISARD cupola _____ dormers REMOVEDMATERIALS Frame clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.BRIEF DESCRIPTION 2 1/2 STORY RECTANGULAR DOUBLE HOUSE WITH ABELL CAST MAKISARD ROOF MINUS DORMERS - BRACKETEDCORNICE, HOOD MOULDS & WINDOW CAPS, ENTRANCE PORCH WITH
BALUSTRADE ON TOPEXTERIOR ALTERATION minor moderate drastic DORMERS REMOVEDCONDITION good fair poor _____ LOT AREA 2 = 2130
4 = 2122 sq. feetNOTEWORTHY SITE CHARACTERISTICS WHITE PICKET FENCE, LARGE TREESSIGNIFICANCE (cont'd on reverse) THIS ITALIANATEDOUBLE HOUSE HAS FINELY DETAILEDHOOD MOULDS AND BRACKETED WINDOWCAPS, BUT HAS LOST ITS DORMERS -GEORGE HOWE OCCUPIED #2 IN 1871 -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

MAPS & ATLASES 1856, 1873
BOSTON DIRECTORIES

ADDRESS 5,7,9,11 WHITING ST. COR.

NAME _____

present

original

MAP No. 19N/10ESUB AREA MT. PLEASANTDATE 1872SUFFOLK DEEDS 1101.25, 26
1153.105, 106 (PLAN)

source

ARCHITECT _____

source

BUILDER IRA A. MEDBURY

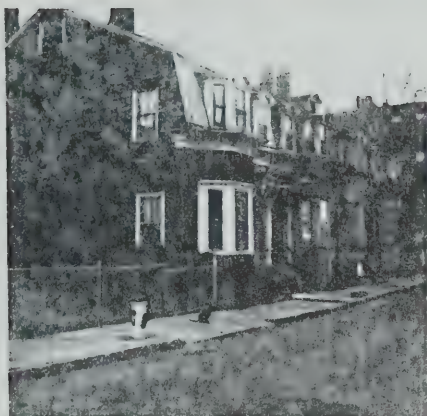
DEEDS

source

OWNER IRA A. MEDBURY

original

present

PHOTOGRAPHS R 20/4 - '83TYPE (residential) single ² double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 1 plus 2 ATTIC FLOORSROOF MANSAIRD/GAMBREL cupola dormers 9MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION 2 JOINED 1 1/2 STORY DOUBLE HOUSES WITH MASSIVE FISH
SCALE SLATE MANSAIRD/GAMBREL ROOFS & BRACKETED GABLED
DORMERS - EACH UNIT HAS AN OCTAGONAL BAY PLUS AN ENTRANCE
HOOD WITH BRACKETS & PILASTERS - LOW STOOPSEXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor [#] 5,7 VACANT LOT AREA 5=2009 9=2167
7=2175 11=2299 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) ROBUSTITALIANATE DETAILS & FRENCH SECONDEMPIRE FORMS - 1 1/2 STORY MANSAIRDSUNUSUAL IN DISTRICT - BUILT BYSPECULATIVE DEVELOPER IRA A. MEDBURY-

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS
MAPS & ATLASSES 1856, 1873

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

BOSTON DIRECTORIES

MAPS & ATLASSES 1856, 1873, 1882

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

MAPS & ATLAS 1873, 1882, 1884

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1906, 1915

NAME _____

source

source

source

original	present
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100	100

e row 2-fam. 3-deck ten apt.

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola dormers 2

MATERIALS (Frame) (clapboards) shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 2 1/2 STORY CROSS-SHAPED HOUSE WITH

GABLED ROOF - SMALL GOTHIC ARCHED ATTIC WINDOW OVER

TWIN GOTHIC SECOND FLOOR WINDOW IN EACH GABLE - OCTAGONAL
1ST FLOOR ORIEL FRONT - SIDE SCREENED PORCH

EXTERIOR ALTERATION minor moderate drastic

CONDITION ☒ good ☐ fair ☐ poor LOT AREA 7864 sq. feet

NOTEWORTHY SITE CHARACTERISTICS PUDDING STONE RETAINING WALL, TREES,

SLOPING SITE

SIGNIFICANCE (cont'd on reverse) *IMPORTANT*

EARLY GOTHIC REVIVAL COTTAGE

WITH FINE WINDOW DETAIL - BUILT

BY JOHN A. ROBERTSON & GEORGE MOULTON

IN 1847 - LATER OWNERS INCLUDED

(Map)



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

FRANK & LUCINA TRIPP (1871) - CONTRIBUTES TO WHITING STREET & TO DISTRICT - ROBERTSON & MOULTON PURCHASED THE LAND FROM WILLIAM WHITING IN 1846 FOR \$3,000 - THEY SOLD THE PARCEL WITH THE HOUSE IN 1847 TO THEODORE HOLBROOK, A MERCHANT, FOR \$7000 - HOLBROOK, IN TURN, SOLD IT TO ISAAC BARBITT IN 1851 FOR \$8,225 -

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

1

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

NORFOLK DEEDS

MAPS & ATLASES 1856, 1873

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

IT WAS BUILT IN 1864 BY HOUSEWRIGHT WILLIAM BARTON, WHO SOLD IT TO JAMES H. & FRANCES ADAMS - ADAMS WAS A BROKER - THEY TOOK OCCUPANCY IN 1866 - IMPORTANT CONTRIBUTION TO WHITING STREETSCAPE & TO THE DISTRICT.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

NORFOLK DEEDS

ROXBURY DIRECTORIES

MAPS & ATLASES 1856, 1873

ADDRESS 29 WHITING ST. COR.NAME _____
present originalMAP No. 19H/11E SUB AREA MT. PLEASANTDATE C. 1882-84 ATZSES
sourceARCHITECT _____
sourceBUILDER _____
sourceOWNER LUCINA F. TRIPP
original presentPHOTOGRAPHS R20/10- '83TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)NO. OF STORIES (1st to cornice) 2 plus ATTICROOF GABLE/HIP cupola _____ dormers _____MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.BRIEF DESCRIPTION HIGH 2 1/2 STORY HOUSE WITH FRONT GABLESECTION RISING ABOVE HIP ROOFED SIDES & REAR - PROJECTING
RECTANGULAR ORIEL OVER OCTAGONAL ON SIDE - FRONT GABLE
WITH BRACKETED BALCONY.EXTERIOR ALTERATION minor moderate drastic ALTERED FABRIC, ASBESTOSCONDITION good fair poor _____ LOT AREA 4278 sq. feetNOTEWORTHY SITE CHARACTERISTICS STONE RETAINING WALLS, HIGH SITESIGNIFICANCE (cont'd on reverse) UNUSUALFRONT GABLE/BALCONY COMBINATIONON ALTERED QUEEN ANXIE HOUSE -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

ATLASES 1873, '882, '884

A black and white photograph of a two-story house. The house features a prominent bay window on the second floor with multiple panes. A small, covered porch is visible on the ground floor. The house is surrounded by trees and foliage, and the overall image has a grainy, historical quality.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEED
ATLASES 1873, 1882, 1884, 1889

ADDRESS 32 WHITING ST. COR.

NAME	present	original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1885 PERMIT #1010
source

ARCHITECT W.P. WENTWORTH PERMIT
source

BUILDER _____
source

OWNER DENNIS LINNEHAN
original present

PHOTOGRAPHS R20/12- '83

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 (1 AT REAR) plus _____

ROOF FLAT cupola dormers

MATERIALS (Frame) (clapboards) shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION LARGE, BLOCKY 3 PLUS STORY APARTMENT
BUILDING WITH TWIN BRACKED PEDIMENTS ON ROOF-
ENTRANCE PORCH

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA 3618 sq. feet

NOTEWORTHY SITE CHARACTERISTICS SLOPING SITE TO REAR

SIGNIFICANCE (cont'd on reverse) VAGUELY

COLONIAL REVIVAL APARTMENT

BLDG WITH CARICATURE-LIKE

BRACKETED PEDIMENTS-

(Map)



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
ATLASES 1882, 1884, 1889

3/23

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1889, 1895, 1899

ADDRESS 34 WHITING ST. COR.

NAME present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1894 PERMIT # 677
source

ARCHITECT R.A. WATSON PERMIT
source

BUILDER R.D. WARD PERMIT
source

OWNER MARY MCGOWAN
original present

PHOTOGRAPHS R21/2 - '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus

ROOF HIP cupola dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 3-DECKER LARGE OCTAGONAL BAY, CORNICE,
PORCH, PROJECTING WINDOW CAPS, SCROLLED PEDIMENT
OVER FIRST FLOOR WINDOW

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 3560 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) SCROLLED
WINDOW PEDIMENT - COLONIAL
REVIVAL

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
ATLASES 1889, 1895, 1899

NAME	present	original

DATE 1896 PERMITS #530,521
source

BUILDER _____
source

PHOTOGRAPHS R 21/3- '83

NO. OF STORIES (1st to cornice) 2 plus ATTIC

MATERIALS ³⁶ (Frame) clapboards shingles stucco asphalt asbestos ³⁸ alum/vinyl
(Other) brick stone concrete iron/steel/alum.

DOMINATED BY LARGE PROTECTING STEPPED CLOSED GABLE
ROOFS OVER SEMI-CIRCULAR & OCTAGONAL BAYS - ENTRANCE PORCHES

CONDITION good fair poor LOT AREA 36 = 3344
38 = 3243 sq. feet

NOTEWORTHY SITE CHARACTERISTICS HEDGES (36)

2 FAMILY HOUSES WITH UNUSUAL

PROTECTING GABLE ROOFS - # 36

RETAINS ORIGINAL WALL FABRIC - #38

RETAIN ORIGINAL SLATE ROOF

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1895, 1899

ADDRESS 39-41 WHITING ST. COR.

original

SUB AREA MT. PLEASANT

PERMIT # 754

source

PERMIT

source

PERMIT

source

original

present

PHOTOGRAPHS R21/4- '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola dormers

MATERIALS (Frame) (clapboards) shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION LARGE CROSS GABLE DOUBLE HOUSE WITH
PROTECTING FRONT DOUBLE BAY- FRONT GABLE ASTRIDE
2 STORY TWIN OCTAGONAL BAYS, SUBDIVIDED WITH WIDE
BOARDS-

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 5210 sq. feet

NOTEWORTHY SITE CHARACTERISTICS HIGH SITE - PUDDING STONE RETAINING
WALLS, LARGE TREE

SIGNIFICANCE (cont'd on reverse) COLONIAL
REVIVAL DOUBLE HOUSE WITH
UNUSUAL GEOMETRIC FACADE
DIVISIONS -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMITS
ATLASES 1889, 1895, 1899

ADDRESS 43 WHITING ST. COR. MORELAND

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1897-98 PERMIT # 868
source

ARCHITECT A. FUNK PERMIT
source

BUILDER H. C. ALLEN PERMIT
source

OWNER W. C. BLODGETT
original present

PHOTOGRAPHS R21/5 - '83



TYPE (residential) single double row (2-fam.) 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola _____ dormers 2 FRONT - 1 WIDE REAR

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos (alum/vinyl)
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION SIDE GABLE 2 1/2 STORY HOUSE WITH HIP
DORMERS, OCTAGONAL & RECTANGULAR BAYS & LARGE COLUMNED
FRONT PORCH.

EXTERIOR ALTERATION minor (moderate) drastic _____

CONDITION good fair poor _____ LOT AREA 2459 sq. feet

NOTEWORTHY SITE CHARACTERISTICS FIR TREE

SIGNIFICANCE (cont'd on reverse) QUEEN ANNE
2 FAMILY HOUSE WITH LARGE PORCH.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

BOSTON BLDG. DEPT. PERMIT
ATLASES 1895, 1899

ADDRESS 59 WHITING ST. COR.

NAME _____
present original

MAP No. 1911/11E SUB AREA MT. PLEASANT

DATE 1883 SUFFOLK DEED 1593.146
source

ARCHITECT _____
source

BUILDER _____
source

OWNER JOSEPH W. HOMER,
AUGUSTUS ST. GAUDENS, ETAL
original present

PHOTOGRAPHS R21/6 - '83



TYPE (residential) single ^{1/2} double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF HIP/GABLE cupola _____ dormers 2

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION THIS SQUARE 1/2 OF A DOUBLE HOUSE IS DOMINATED
BY LARGE GABLED DORMERS, EXPOSED CHIMNEY, TRUNCATED
CORNER TURRET & FRONT PORCH -

EXTERIOR ALTERATION minor moderate drastic 1/2 OF DOUBLE HOUSE DEMOLISHED

CONDITION good fair poor _____ LOT AREA 3878 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

(Map)

SIGNIFICANCE (cont'd on reverse) THIS QUEEN
AXINE HALF HOUSE RETAINS AN
INTERESTING COMBINATION OF
PANEL BRICK EXPOSED CHIMNEY
WITH PATTERNED ROOF GABLE -

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

THIS WAS THE FIRST HOUSE BUILT ON THE SUBDIVISION OF THE THOMAS J. HOMER ESTATE WHICH RESULTED IN THE EXTENSION OF WHITING STREET (FIRST CALLED: HOMER PLACE) FROM MORELAND TO WINTHROP - AT THE TIME OF THE SUBDIVISION, THE PROPERTY WAS OWNED BY HEIRS OF THOMAS HOMER AND THEIR INLAWS, ONE OF WHICH WAS THE AMERICAN SCULPTOR AUGUSTUS ST. GAUDENS WHO WAS MARRIED TO THE FORMER AUGUSTA HOMER.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

MAPS & ATLASES 1856, 1873, 1882, 1884, 1889, 1895



3/03

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

LOCATED ON THE FORMER HOMER ESTATE - WILLIAM T. CLARK, THE ORIGINAL OCCUPANT, WAS SUPERINTENDENT OF SCHOOLS -

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

BOSTON DIRECTORIES

ATLASES 1873, 1884, 1889, 1895, 1899

ADDRESS 67 WHITING ST. COR. WINTHROP

NAME _____
present . original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1891 SUFFOLK DEEDS 1990.397
source 2010.146

ARCHITECT _____
source

BUILDER _____
source

OWNER MARTHA E. AUSTIN
original present

PHOTOGRAPHS R21/8 - '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF GABLE cupola dormers EYEBROW

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION ELABORATE 2 1/2 STORY HOUSE WITH LARGE

PROTECTING CLOSED GABLES WITH PATTERNED SHINGLES - EYEBROW

DORMER & GABLE WITH RECESSED ROUND-ARCHED WINDOW ON FRONT OVER
ROUND-ARCHED RECESSED BALCONY - SEMI-CIRCULAR & OCTAGONAL BAYS - LARGE
EXTERIOR ALTERATION [minor] moderate drastic CURVED COLUMNED PORCH WITH BASKET
WEAVE BALUSTRADES.

CONDITION good fair poor LOT AREA 4887 sq. feet

NOTEWORTHY SITE CHARACTERISTICS CORNER LOT - GRANITE POST, PUDDINGSTONE
WALL

SIGNIFICANCE (cont'd on reverse) *RICHLY DETAILED*

AND ARTICULATED QUEEN ANNE /
SHINGLE STYLE HOUSE WELL RELATED
TO ITS CORNER SITE - CONTRIBUTES
TO WHITING & WINTHROP STREETS -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

LOCATED ON FORMER HOMER ESTATE -

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS

ATLASES 1873, 1884, 1889, 1895

ADDRESS 5, 7 Winthrop St. COR. near Warren St

NAME _____
present original

MAP No. 15N/10E SUB AREA MT. PLEASANT

DATE c. 1866-1873 maps & Hases See also SUFFOLK DEED 1101/25
source

ARCHITECT _____
source

BUILDER Ira A. Medbury ATTRIBUTED
source

OWNER Ira A. Medbury
original present

PHOTOGRAPHS R21/9. '83

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus attic basement

ROOF Mansard cupola — dormers pair of dormers above bays.

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION Double Mansard townhouses with paired, recessed entrances flanked
by 3-story octagonal bays. Heavy entrance enframements in Renaissance
Revival manner with large key stones. Mansard retains slate shingles.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 5 = 1813
7 = 1792 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) This 2 unit

brick mansard was presumably built by
Ira A. Moody, a Roxbury-speculator builder.
#5, 7 Winthrop St was built c. 1866-1873 -
a period described by Sam Bass Warner in

(Map)



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

Street Car Suburbs (1970) as the "First wave" of Roxbury's late 19th century Suburbanization. In 1873 a Theo. Otis owned both units.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895

Roxbury, Boston Directories

SUFFOLK DEEDS

ADDRESS 9, 11, 13, 15, 17, 19 COR. Near Warren Street
Winthrop St.
NAME _____ present _____ original _____
MAP No. 19N/10E SUB AREA MT. PLEASANT
DATE 1888 Permits #128-33
source _____
ARCHITECT F. F. Footman " _____
source _____
BUILDER D. W. Beckler " _____
source _____
OWNER _____ " _____
original _____ present _____
PHOTOGRAPHS R21/10 '83



TYPE (residential) single double (row) 2-fam. 3-deck ten apt.
(non-residential) _____
NO. OF STORIES (1st to cornice) _____ 2 _____ plus basement
ROOF Flat _____ cupola 5 TURRETS _____ dormers _____
MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone Brownstone concrete iron/steel/alum.
BRIEF DESCRIPTION 6 unit brick Queen Anne Row with paired entrances, low
Stoops, distinctive pyramidal roofs (with slate shingles) crown bowfronts
sills and lintels composed of rockfaced brownstone, narrow corbelled cornice.
EXTERIOR ALTERATION (minor) moderate drastic replacement stair rails.
CONDITION (good) fair poor _____ LOT AREA 9-2330 _____ sq. feet
11-1876
13-1900
15-1900
17-1900
19-2230
NOTEWORTHY SITE CHARACTERISTICS _____

(Map)

SIGNIFICANCE (cont'd on reverse) Red brick
Queen Anne Row with distinctive
pyramidal caps - similar to
8-12 Moreland St (also by D. W. Beckler)
Daniel W. Beckler was a prolific

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

Speculator-builder, active in the Boston area from c.1865 - 1890.
He is well represented by Queen Anne brick rows in South
Boston. (see Boston Landmark Commission study on South Boston
10/82.)

Winthrop street was laid out in 1855.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

BPL architect / builder's file
Boston Buildings Dept
Atlases 1873, 1884, 1889



NAME _____

present original

DATE c. 1854-1856 Roxbury Directories
source

ARCHITECT _____ source

BUILDER _____ source _____

OWNER George Taylor
original present

PHOTOGRAPHS R21/11-183

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF steep gable cupola — dormers later banks of dormers on roof slopes

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Greatly modified mid 19th century cottage exhibiting Gothic, Italianate characteristics - steeply pitched roof, corner boards, polygonal bay on street gable

bay on street gable

EXTERIOR ALTERATION minor moderate drastic change in Fenestration, dormers added later.

CONDITION good fair poor _____ LOT AREA 4300 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) Mid 19th century

frame cottage - modified via additions, dormers etc.

One of eleven houses shown on block bounded

by Kearsage, Winthrop and Warren Sts on 1858

walling map. George Taylor, a piano maker

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

is first listed here in 1856.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlas - 1873

Roxbury Directories

ADDRESS 20, 22, 24 Winthrop ST. COR. Kearsage ST.

NAME _____
present original

MAP No. 10N/10E SUB AREA MT. PLEASANT

DATE 1896 Permits #245-6
source

ARCHITECT Morris Guthron "
source

BUILDER "
source

OWNER Selma Guthron
original present

PHOTOGRAPHS R21/12-'83



TYPE (residential) single double row 2-fam. 3-deck ten apt,
(non-residential)

NO. OF STORIES (1st to cornice) 4 plus basement

ROOF Flat cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone trim concrete iron/steel/alum.

BRIEF DESCRIPTION E-shaped Georgian Revival brick apartments -- #22, 24 are
vacant, boarded up in poor condition.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION good fair poor vacant LOT AREA 20=1023
22=1921 sq. feet
24=1853

NOTEWORTHY SITE CHARACTERISTICS _____

(Map)

SIGNIFICANCE (cont'd on reverse) Represents
late addition
to collection of brick rowhouses, frame
houses along Winthrop St - street initially
developed in 1850s. Part of gigantic building
boom in Roxbury which occurred in mid 1880s
- 1890s.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

1889 Atlas shows this parcel to be part of large lot
containing frame house of Emaline A. Todd.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

MAPS - 1849, 1858, 1866
Atlases 1884, 1889, 1895, 1899

Boston Buildings Department. PERMITS

ADDRESS 21, 23 Winthrop ST COR. opposite foot of Kearsage
ST.

NAME _____
present original

MAP No. 194/10E SUB AREA MT. PLEASANT

DATE c. Early 1850s maps
source

ARCHITECT _____ source

BUILDER _____
source

OWNER	21 = Heirs of Firke, Fiske?	} 1873
	23 = Jas. G. TONEY	
	original	present

PHOTOGRAPHS R22/1-'83



TYPE (residential) single (double) row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2. plus attic | basement

ROOF Gable cupola — dormers 2 on main facade

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Italianate double house partially destroyed by fire.

EXTERIOR ALTERATION minor moderate drastic detail removed, synthetic siding

CONDITION good fair poor ^{Roof} burned away LOT AREA 21:3000
23:3000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) vacant, partially
fire destroyed Italianate double house - indicated
on 1858 walling map.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps 1849, 1858, 1866

Atlas - 1873

original

SUB AREA MT. PLEASANT

-1925

source

source

present

PHOTOGRAPHS R22/2 - '83



(non-residential) School

NO. OF STORIES (1st to cornice) 2 plus basement

ROOF low hip _____ cupola _____ dormers _____

(Other) (brick)

sills and lintels. In general walls are characterized by flat surfaces interrupted only by

a round arch corbel table. This small structure culminates in a low hip roof. Main facade has two separate entrances - presumably one for boys, one for girls.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION good fair poor LOT AREA 9775 sq. feet

NOTEWORTHY SITE CHARACTERISTICS victorian cast iron fence is still intact along street

School set back facing grassy yard, also evident are granite ^{fence} posts.

NOTE: The "ghost" of a one story
hipped roof porch is
visible on the main facade

SIGNIFICANCE (cont'd on reverse)

unpretentious Italianate structure is one of

the oldest, if not the oldest primary school

still extant in Roxbury. It was built in 1857

by the Boston architectural firm of Richards and Park

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	<u>x</u>	Education	<u>x</u>	Religion	<u>x</u>
Architectural	_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>x</u>				

Significance (include explanation of themes checked above)

The Walling maps of 1856 and 1858 clearly indicate the need for a school house in the section of Mt. Pleasant closest to Warren St. By the late 1850's the cul de sac off Warren St. (Montrose Ave, Rockville Park, Forest Ave (later Whiting St)) were lined with houses. A particularly dense cluster of houses was located just to the west of the Winthrop School on the block bordered by Kearsage Ave, Winthrop St and Warren St. Improved ^{commuter} transportation links with Boston (e.g. the horse drawn trolley) made living in Roxbury feasible for Boston businessmen.

In recent years the building has been owned by religious organizations — it was called the Christian Training School during the 1970's and is currently the Tabernacle of Prayer Apostolic, Inc.

*by 1856

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Roxbury DIRECTORIES

ANNUAL School Committee Report 1925

ATLASES - 1873, 1884, 1889, 1895, 1899, 1906, 1915
MAPS - 1849, 1856, 1858, 1866.

ADDRESS 27-29 Winthrop ST COR. near Greenville ST

NAME Southern Baptist church ST. MARKS English
present original Lutheran church.

MAP No. 10N/10E; 10N/11E SUB AREA MT. PLEASANT

DATE 1905 - Cornerstone and PERMIT #285
source

ARCHITECT JOSEPH B GRAY "
William Proctor source

BUILDER _____
source

OWNER ST. MARK'S English Lutheran church
original present

PHOTOGRAPHS R.22/3-'83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential) CHURCH

NO. OF STORIES (1st to cornice) 1 1/2 plus basement, tower

ROOF Gable cupola Tower dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone pudding stone concrete iron/steel/alum.

BRIEF DESCRIPTION late English Gothic Revival Church constructed of pudding stone.

Handsome corner tower with lancet windows and short pinnacles, wide gable (main facade) culminating in stone cross and containing wide pointed arch stained glass window.

INSCRIPTION IN stone entrance surround reads "A MIGHTY Fortress is our God"

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION (good) fair poor _____ LOT AREA 12 735 sq. feet

NOTEWORTHY SITE CHARACTERISTICS situated on grassy lot, faces red brick Italianate School house.

(Map)

SIGNIFICANCE (cont'd on reverse) Originally known as the ST. MARKS English Lutheran Church, this small church is a competent example of late English Gothic Revival ecclesiastical architecture. It was built in 1905 by

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	<u>X</u>
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

a leading Boston architectural firm - Gray and Proctor. This firm is perhaps best known for its public school buildings - e.g. the Locke School, Park Ave, Arlington, MA. and the Central School in Sherborn, MA.

Prior to the early 1900's this Church's land was part of John Kneeland's house lot.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Boston Building DEPT. - permits.

BPL architects file

ADDRESS 3335 Winthrop ST COR. ^{near Cleveland ST, Greenville} intersection

NAME _____

present original

MAP No. 13N/11E SUB AREA MT. PLEASANT

DATE 1915 Permits # 488-9
source

ARCHITECT Samuel S. Levy " source

BUILDER H. Goodman " source

OWNER	original	present

PHOTOGRAPHS R.22/4 - '83



TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF Flat cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Bridge Colonial Revival apartment with paired entrances (Greek Revival-like Doric pilasters and heavy entablatures), heavy metal classical Revival cornice with modillion blocks.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA 33=4415
35=3410 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) 33, 35 Winthrop St

represent a relatively late addition to the street scene - Winthrop st was laid out in 1855, many of its houses date to the 1850's - 1870's. In addition

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

this apartment represents a later phase in Roxbury's development as a streetcar suburb

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Boston Buildings Dept - permits



ADDRESS 37 Winthrop ST COR. Cleveland ST.

NAME _____
present original

MAP No. 102N/11E SUB AREA MT. PLEASANT

DATE 1856 NORFOLK DEED 244.107
source

ARCHITECT _____
source

BUILDER _____
source

OWNER REV. THOMAS D. ANDERSON
original present

PHOTOGRAPHS R22/5 - '83 R23/10 - '83

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF (table) cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Large Italianate house with several rear additions, later porches, modified by synthetic siding - originally clapboards. Most distinctive feature is wide gable with projecting eaves.

EXTERIOR ALTERATION minor moderate drastic ALUMINUM SIDING - DETAILS REMOVED

CONDITION good fair poor _____ LOT AREA 18,600 sq. feet

NOTEWORTHY SITE CHARACTERISTICS large, intact mansard barn to rear, in poor

Condition. large corner lot surrounded by low pudding stone retaining wall (2 sides), also old crooked tree adjacent to granite steps at northwest corner. **SIGNIFICANCE** (cont'd on reverse) Large, altered

SIGNIFICANCE (cont'd on reverse) Large, altered

Italianate house prominently sited at
Winthrop St / Cleveland St corner. Mansard stable/
barn to rear - mostly intact but deteriorating.
Originally* owned by Francis Jackson Ford,

* First owner was REV. Thomas D. Anderson
in 1856.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

a partner in N. Ward and Co. (104 Fulton St., Boston).
The wards were "manufacturers and dealers in Tallow,
glue stock and ground bone."

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlas - 1873, 1884

Roxbury Directories.

NORFOLK DEEDS

ADDRESS 40 Winthrop St COR. intersection of Winthrop,
Greenville, Cleveland Sts.

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1850 NORFOLK DEEDS 197.84; 200.38
source

ARCHITECT Samuel C. Bugbee Deed
source

BUILDER _____
source

OWNER SAMUEL C. BUGBEE
original present

PHOTOGRAPHS R22/6-183



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF gable cupola - dormers -

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Long, rectangular Italianate house with 2-bay main facade,
partially modified front porch, Queen Anne double doors (multi panel with well
carved sunburst motifs). Cornice headed windows, attractive round arch stained glass
window on west wall.

EXTERIOR ALTERATION minor moderate drastic porch, some fenestration altered

CONDITION good fair poor LOT AREA 8022 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Part of cluster of architecturally distinguished Italianate
houses at intersection of Greenville, Cleveland, Winthrop St.

SIGNIFICANCE (cont'd on reverse) Attractive Italianate
house with Queen Anne "updating" - e.g.
stained glass, entrance doors, 2nd floor porch
door etc. Apparently* built c. 1854-56 for
Samuel Beal, a furniture dealer (business
* Built in 1850 for and by architect
Samuel C. Bugby.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

at 2 Hall's Block, Washington St. Boston) - Beals owned this property until at least the early 1870's.

House perhaps built in anticipation of first street railway to Roxbury (1856) - improved transportation enabled Roxbury residents to ^{more} easily commute to work in Boston.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866
Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915
Roxbury Directory - 1860's, 1870's
NORFOLK DEEDS



NAME	present	original

DATE 1851 NORFOLK DEED 201.145
source

ARCHITECT _____
source

BUILDER John L. Hanson
source

OWNER JOHN L. HANSON
original present

PHOTOGRAPHS R 22/7- '83

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF Gable cupola square with flat roof, projecting eaves dormers

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION T-shaped Italianate mansion with slightly projecting pedimented central pavillion. quoins at corners of main block and central pavillion. Rusticated main facade, clapboards intact at sides. Cornice headed windows, projecting entrance porch with brackets and dentils, oriel window above. Circular attic window with laurel wreath.

EXTERIOR ALTERATION minor moderate drastic molding - main facade.

CONDITION good fair poor _____ LOT AREA 6700 sq. feet

NOTEWORTHY SITE CHARACTERISTICS corner lot bounded by rubble stone / granite block wall
with incised fan shape motifs on polished granite entrance posts. Sign on chain link
fence reads "packard Mouse." SIGNIFICANCE (cont'd on reverse) Well preserved

SIGNIFICANCE (cont'd on reverse) Well preserved

Italianate mansion with distinctive cupola, wide
fully enframed gables. Among most notable
examples of this style in Mount Street District
if not in Roxbury in general. Apparently

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

- * built c. 1852-1854 for the Boston merchant, Ariel Low.
Low's house lot originally extended back to Moreland St
- later subdivided for Queen Anne/colonial Revival houses
of Cleveland St. and Cleveland Park (1880's, 1890's).
- * Constructed in 1851 by and for John L. Hanson; sold to
ARIEL LOW 1852.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Maps- 1849, 1852, 1866

Atlas- 1873, 1884, 1889, 1895, 1899, 1906, 1915

Roxbury Directories

NORFOLK DEEDS

ADDRESS 43, 45 Winthrop St COR. near Cleveland St.

NAME	present	original

MAP No. 10N/11E SUB AREA MT. PLEASANT

DATE 1890 Permit # 384
source

ARCHITECT John Roulstone Hall
source

BUILDER E.O. Chapman " source

OWNER Albert J. Foster
original present

PHOTOGRAPHS R22/8. '83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic / basement

ROOF gambrel, hip cupola TURBLET dormers oculus dormer on Winthropst
facade, regular dormer on
west side.

MATERIALS (Frame) clapboards | ^{wood} shingles | stucco asphalt asbestos | alum/vinyl
(Other) | brick | stone | concrete iron/steel/alum.

BRIEF DESCRIPTION ^{2 Family} Queen Anne house with brick on ground floor, woodshingles on upper floors, gambrel portion swathed in synthetic siding, prominent corner tower with conical cap. highly irregular plan, entrance porch at side.

EXTERIOR ALTERATION minor moderate drastic _____

CONDITION good fair poor LOT AREA 43 = 2150
45 = 2750 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

SIGNIFICANCE (cont'd on reverse) highly eccentric

Queen Anne house with variety of projecting
forms, materials, prominent corner tower with
conical cap. Gambrel portion altered by
aluminum siding otherwise original brick
and wood shingle materials.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

#43, 45's architect was John Roulstone Hall. He was active in Boston architectural field from c. early 1850's until the early 1900's. He was the designer of the old Hollis Street Theatre, Boston (no longer extant). His early work included Roxbury's
1888-9

Eustis street fire station (1859, with 1869 addition adjacent to Dudley Burial ground) and numerous South End rowhouses.

This house's owners in 1895 were L.C. Dane (#43) and M. M. Dowsley (#45).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

BPL architects file

Boston Building Dept.



ADDRESS 59 Winthrop St COR. Whiting St.
66 Whiting St.

NAME _____
present original

MAP No. 192/115 SUB AREA MT. PLEASANT

DATE 1897-98 BOSTON DIRECTORY 1898
SUFFOLK DEEDS 2377.115; 2473.97
source

ARCHITECT _____
source

BUILDER _____
source

OWNER Frank E. Croff
original present

PHOTOGRAPHS R22/0-'83

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF Gable cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne house with numerous well crafted elements - front
porch with Georgian balusters, stain glass windows, variety of shingle shapes in
projecting gable (containing recessed porch with sunburst motif in lintel), 2 story porch on
Whiting St facade.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 4000 sq. feet

NOTEWORTHY SITE CHARACTERISTICS large corner lot enclosed by picket fence, granite block
borders, ample side yard along Winthrop St

SIGNIFICANCE (cont'd on reverse) Well crafted

Queen Anne house in excellent state of
preservation - among most appealing examples
of this style in Mount St. district. Together
with 67 Whiting St serves as impressive
introduction to Whiting St's collection

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

of commodious Queen Anne / Colonial Revival houses. #59's lot was part of the Thomas Homer estate - the Homer House stood behind #59 ^{Winthrop St.} Whiting street (segment from Moreland St to Winthrop St.) is an extension of a cul-de-sac called Homer Place which ran from Moreland Street, terminating beyond #59 Whiting St - it was extended to Winthrop St in the 1890s. #59 Winthrop St. first appears on the 1899 Atlas - its owner was Frank E. Cruff. He was an auctioneer at 56 Warren St., Roxbury.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906

Roxbury Directories

A Record of the Streets, Alleys, Places Etc. in the City of Boston - Street Commissioners Report - 1910

SUFFOLK DEEDS

BOSTON DIRECTORIES

ADDRESS 60, 62 Winthrop St COR. Whiting St. (adjacent to Fairland Community gardens)

NAME present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1852 NORFOLK DEED 210.241
Roxbury Director's
source

ARCHITECT source

BUILDER source

Samuel Weld et al - 1852
OWNER Charles P. Swain
original present

PHOTOGRAPHS R22/10-183



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic basement

ROOF gable cupola - dormers pair of double dormers on main facade.

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos (alum/vinyl)
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Large double Italianate with extended eaves, robust ornamentation—
street facade features unusual pair of bays with balconies above, tripartite windows
shaded by Rococo canopies. large paired brackets at eaves, side entrance with
gable door hood (with oriel above on west side) pointed arch attic windows.

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION (good) fair poor LOT AREA 60 = 6410 62 = 6408 sq. feet

NOTEWORTHY SITE CHARACTERISTICS well maintained front, side yards, west side adjacent
to high brick wall of Carmelite Convent.

SIGNIFICANCE (cont'd on reverse) Although covered
with synthetic siding elaborate ornamentation
is remarkably intact — one of more robust
manifestations of Italianate style in Roxbury
and Boston area. Apparently built* c. 1850-52.
* constructed in 1852 for Samuel Weld et al.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

for Charles D. Swain of Swain & Co. Grocers, 24 Guild Row,
Boston.

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Maps- 1849, 1858, 1866

Atlas- 1873, 1884

Roxbury Directories - 1850's, 1860's.

NORFOLK DEEDS

ADDRESS 65, 67, 69 Winthrop St. COR. Fairland St.NAME present original MAP No. 19N/11E SUB AREA MT. PLEASANTDATE 1916-17 PERMIT # 7882, 7883,
source 1884ARCHITECT J. Schwartz "
source BUILDER Morris Weinstein "
source OWNER "
original present PHOTOGRAPHS 1222/11-183TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential) NO. OF STORIES (1st to cornice) 3 plus basementROOF Flat cupola — dormers —MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.BRIEF DESCRIPTION yellow brick apartments, may loosely be termed
Colonial Revival - main facade features paired entrance, 3 octagonal
bays, classical Revival cornice (metal) with modillion blocks.EXTERIOR ALTERATION minor moderate drastic CONDITION good fair poor LOT AREA 65 = 2376
67 = 2552 sq. feet 69 = 3872NOTEWORTHY SITE CHARACTERISTICS low pudding stone wall along Fairland St
hedge in frontSIGNIFICANCE (cont'd on reverse) This apartment's
lot was part of the Atherton T.
Brown house (see atlas 1873-1915) - this
long rectangular parcel (back to Moreland St)
contained a substantial house, gardens,

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

system of paths and a green house. The construction of 65, 67, 69 in 1916-17, represents a later phase in Roxbury's evolution as a "streetcar suburb" - an elevated train track was extended to the Dudley-Warren sts area by the early 1900's.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas 1873, 1884, 1889, 1895, 1899, 1906, 1915
Boston Building Dept - permits

NAME _____

present original

DATE 1917 Permits # 234-8
source

ARCHITECT Silverman Engineering Co. "
 source

BUILDER Joseph scotch " source

OWNER Scotch and Poorvu

PHOTOGRAPHS R 22/12 - '83

TYPE residential single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 3 plus basement

ROOF Flat cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone white stone concrete iron/steel/alum.
trim

BRIEF DESCRIPTION brick 5 segment apartment complex with Georgian
Revival surface treatments. Recessed
Entrance enframed by Doric pilasters and
entablatures, wedge shaped white stone lintels with keystones, modillion block
metal cornice.

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor _____ LOT AREA $\frac{80 = 3652}{82 = 3913} / \frac{86 + 4150}{88 + 4588}$ sq. feet
 $84 = 4004$

NOTEWORTHY SITE CHARACTERISTICS Faces Gertrude Howes playground - grassy
tree shaded park with interesting rock outcroppings.

SIGNIFICANCE (cont'd on reverse) Attractive bride

Georgian Revival apartments - represent relatively late addition to Winthrop St - which was laid out in 1855 - most of its houses date from 1850's - 1870's.

(Map)



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

80-88 Winthrop St represents late stage in Roxbury's evolution as a streetcar suburb. An elevated train track was extended to the Dudley-Warren Sts area by the early 1900's (today's Orange Line elevated).

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlas - 1873, 1884, 1889, 1895, 1899, 1906, 1915
Boston Building Dept Permit

ADDRESS 92, 94 Winthrop ST COR. between Fairland ST.
and BLUE HILL AVENAME
present originalMAP No. 19N/111E SUB AREA MT. PLEASANTDATE c. 1906-1915 Atlases
sourceARCHITECT
sourceBUILDER
sourceOWNER MARY S. MUNDAY
original presentPHOTOGRAPHS R23/1 - '83TYPE (residential) single double row 2-fam. 3-deck ten [apt.]
(non-residential)NO. OF STORIES (1st to cornice) 3 plus basementROOF Flat cupola - dormers -MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick whitestone trim concrete iron/steel/alum.BRIEF DESCRIPTION Georgian Revival apartments featuring low stoops, paired-
rusticated stone entrance enframements, projecting regular bays at either end of
main facade, simple white stone sills, lintels, classical Revival metal cornice.EXTERIOR ALTERATION minor moderate drasticCONDITION good fair poor *94 is vacant LOT AREA 92=3205
94=3809 sq. feetNOTEWORTHY SITE CHARACTERISTICS diagonally across from Gertrude Howes playground, a
grassy tree shaded park with rock outcropping - provides glimpse of pre house construction
terrain.SIGNIFICANCE (cont'd on reverse) Georgian Revival
apartments in need of immediate attention,
rehabilitation. #94 is vacant - windows
broken, some sash missing. These apartments
were built during important phase

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u> X </u>				

Significance (include explanation of themes checked above)

of Roxbunys evolution as a "streetcar suburb" - by the early 1900s an elevated train track had been extended to the Dudley st/warren st area (Orange Line elevated). Post civil war estate subdivision accelerated by 1890's/early 1900s - new urban building types appear in Montland st area - e.g. apartments, 3-Decks etc.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915.

ADDRESS 93 Winthrop St. COR. near Fairland St. adjacent to Gertrude Howes playground

NAME _____
present original

MAP No. 194/11E SUB AREA MT. PLEASANT

DATE 1857 NORFOLK DEEDS 251.4; 307.10
source

ARCHITECT _____
source

BUILDER _____
source

OWNER JOHN A. MENDUM
original present

PHOTOGRAPHS R 23/2 - '83



TYPE (residential) (single) double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF gable cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Italianate house similar in form, details to #114 Winthrop St.

End wall ^{facing} gable, street has polygonal bay, return eaves with brackets, main entrance opens on to side porch

EXTERIOR ALTERATION minor moderate drastic

CONDITION good/fair poor LOT AREA 8060 sq. feet

NOTEWORTHY SITE CHARACTERISTICS on rise, adjacent to Gertrude Howes playground, hedge lined lot.

(Map)

SIGNIFICANCE (cont'd on reverse) Part of collection 1850's and 1860's of Italianate houses along segment of Winthrop Street between Fairland St and Blue Hill Avenue. Its first owner* was E. A. G. Boulstone, dealer in military goods, first
* #93 was built in 1857 for John A. Mendum.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

listed here in 1864. (previously at 23 Greenville St.).
Roulstone's business was located at 7 Tremont St. Boston.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps 1849
1858 Atlases - 1873, 1884, 1889, 1895, 1899,
1866 1906, 1915.

Roxbury Directories
NORFOLK DEPT.

ADDRESS 96-98, 100-102, 104-106 COR. between Fairland
108-110 Winthrop St. and BLUE HILL AVE

NAME _____
present original

MAP No. 12N/11E SUB AREA MT. PLEASANT

DATE 1894-5 SUFFOLK DEEDS
2190-524, 525
source 2277-456, 458

ARCHITECT _____
source

BUILDER _____
source

OWNER John A + Emily L. Caldwell (96-102)
Francis W. Gibbey (104-110)
original present

PHOTOGRAPHS R23/3-183



TYPE (residential) single double row 2-fam. 3-deck ten 4
(non-residential) apt. 1

NO. OF STORIES (1st to cornice) 3 plus attic / basement

ROOF low hip cupola — dormers 1 group of 4 per bldg, main facade

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Queen Anne frame row, 6 families per building, currently
sided in asphalt shingles, main facade characterized by octagonal bays,
paired entrances with projecting round arched porches.

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION good fair poor LOT AREA 96, 98 = 8050 104/106 = 8018
100, 102 = 7844 108/110 = 8592 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

SIGNIFICANCE (cont'd on reverse) Queen Anne
frame row occupies land once owned by
Samuel Weld (1873). 96-110 was built
in 1894-5.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

SUFFOLK DEEDS
Atlases 1873, 1889, 1895.

ADDRESS 99 Winthrop St.

COR. near BLUE HILL AVE

NAME _____

present

original

MAP No. 19411E

SUB AREA

DATE 1856

NORFOLK DEEDS 247.246,248

source

ARCHITECT

source

BUILDER

source

OWNER CALEB STOWELL

original

present

PHOTOGRAPHS R234-183

TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus

ROOF gable cupola — dormers 2 on main facade

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone _____ concrete iron/steel/alum.

BRIEF DESCRIPTION 4 bay Italianate house - the more intact of two once identical houses
(see #103 next door), projecting, off-center entrance porch (AN 1870's addition?), cornice

inherited windows on ground floor, doric corner boards wide fascia board above 2nd floor
 windows, 2 story bay on east side, pair of round arch windows at attic level. paired brackets
 EXTERIOR ALTERATION minor moderate drastic modern shingle siding at cornice
 later rear porch addition

CONDITION good fair poor _____ LOT AREA 7743 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Tree shaded front yard

SIGNIFICANCE (cont'd on reverse) # 99 and 103

Winthrop were once identical, built c. 1856-1858

in Italian style, apparently, among 3 houses

indicated here on 1858 walling map. Part of

Collection of 1850's, 60's and early 1870's frame houses
(Italianate, Mansard) Along Winthrop St between



Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Fairland and Blue Hill Avenues. Elizabeth Baldwin owned this house in 1873 - original owner may have been Caleb Stowell, a mason.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps 1849
1858
1866
Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915
Rothbury Directories.
NORFOLK DEEDS

ADDRESS 103 Winthrop St. COR. Near Blue Hill Ave

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1856 Directories, maps source

ARCHITECT _____
source

BUILDER _____
source

OWNER Caleb Stowell
original present

PHOTOGRAPHS R23/5-'83



TYPE (residential) single double row Converted to 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF gable cupola — dormers 2 on main facade

MATERIALS (Frame) clapboards wood shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 4-bay Italianate house altered by c. 1920s(?) 2 story addition to main facade (projecting from center). Fascia boards carried over into later addition. Apparently once identical to #49 Winthrop St.

EXTERIOR ALTERATION minor moderate drastic 2 STORY ADDITION TO FRONT

CONDITION good fair poor _____ LOT AREA 12,617 sq. feet

NOTEWORTHY SITE CHARACTERISTICS _____

(Map)

SIGNIFICANCE (cont'd on reverse) Italianate house altered by projecting 2 story addition, clapboards replaced with wood shingles. Apparently built for (possibly by?) Caleb Stowell - he was a mason first

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

listed here in 1858. This house may be one of three houses which appear on south side of Winthrop st (near BLUE Hill Ave) on 1858 Walling map.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlasen 1873

Roxbury Directories.

ADDRESS 107 winthrop ST. COR. between BLUE HILL AVE
and Fairland st.

NAME _____
present original

MAP No. 10N/11E SUB AREA MT. PLEASANT

DATE 1856 NORFOLK DEEDS 247,241,242,243
source

ARCHITECT _____
source

BUILDER _____
source

OWNER LEWIS JONES
original present

PHOTOGRAPHS R23/6-'83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF gable cupola — dormers —

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Italianate house with wide gable end to street, covered with
aluminum siding, 3-bay main facade, unusual bracketed porch roof spans
length of main facade, pair of round headed windows in attic

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 8060 sq. feet

NOTEWORTHY SITE CHARACTERISTICS ample grassy tree shaded lot

(Map)

SIGNIFICANCE (cont'd on reverse) Italianate house
with unusual bracketed front porch - owned
a Miss Elizabeth Jones in 1873. Apparently
one of 3 houses which appear at this location
on 1859 Walling map of Boston, Roxbury etc.

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Winthrop street was laid out in mid 1850's. BUILT FOR
LEWIS JONES IN 1856

Preservation Consideration (accessibility, re-use possibilities, capacity
for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's
records, early maps, etc.)

Maps - 1849, 1858, 1866
Atlas 1873, 1884
NORFOLK DEEDS

ADDRESS 111 Winthrop St

COR. NEAR BLUE HILL AVENUE

NAME _____

present

original

MAP No. 19N/11E

SUB AREA MT. PLEASANT

DATE 1858

NORFOLK DEED 217.314

source see PI 168 END, 258
NORFOLK DEEDS

ARCHITECT

source

BUILDER Oliver B. Shaw
Ammi M. Jewell

DEEDS

source

OWNER A.M. JEWELL & O.B. SHAW
original

original

present

PHOTOGRAPHS K23/7-183



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic

ROOF bell cast mansard cupola — dormers 2 perside

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION 3-bay Italianate-mansard house with entrance porch running
length of main facade (chamfered posts, brackets, bracing) unusually ornate window

inframements in Renaissance Revival manner - tripartite window, 2nd floor center with projecting pedimented hood. Dentils at cornice. Graceful bell cast mansard roof with slate.

EXTERIOR ALTERATION minor moderate drastic

EXTERIOR ALTERATION minor moderate drastic

CONDITION good fair poor LOT AREA 10666 sq. feet

NOTEWORTHY SITE CHARACTERISTICS low cement block retaining wall, large old copper

beech tree in front yard.

- * Shingles intact, elegant dormer enframements.

SIGNIFICANCE (cont'd on reverse) Early example

of mansard roof in Boston area - interesting, ornate window enticements. James D. Hutchinson, a Boston merchant (9 Chatham St.) lived here from the 1850's until at least 1899.

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>x</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps. 1849
1858
1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915
Norfolk County Registry of Deeds
Roxbury Directories.

ADDRESS 114 Winthrop St. COR. near BLUE HILL AVE

NAME _____
present original

MAP No. 19N/11E SUB AREA MT. PLEASANT

DATE 1858 NORFOLK DEEDS 267,56,57
source

ARCHITECT _____
source

BUILDER _____
source

OWNER IRAH CHASE, JR.
H. LINCOLN CHASE; WM. A. MAURAN
original present

PHOTOGRAPHS R23/8-'83



TYPE (residential) single double row 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus ATTIC

ROOF gable cupola — dormers —

MATERIALS (Frame) clapboards (shingles) stucco (asphalt) asbestos alum/vinyl
(Other) brick stone concrete iron/steel/alum.

BRIEF DESCRIPTION Essentially rectangular Italianate house with projecting cross gable
at east side. Narrow end wall gable to street with polygonal bay, round arch attic window,
brackets, return eaves. Main entrance on east wall opens on to porch.

EXTERIOR ALTERATION minor (moderate) drastic

CONDITION (good) fair poor LOT AREA 10,134 sq. feet

NOTEWORTHY SITE CHARACTERISTICS Particularly noteworthy is well preserved, delicately detailed
Rococo cast iron fence along front yard - exhibits swirling leaf motifs. granite entrance posts
trim hedge row, well maintained yard.

SIGNIFICANCE (cont'd on reverse) Italianate house

Similar in form, detailing to #93 Winthrop St.

Cast iron fence along front of particular interest.

This house is not indicated on the 1858 Walling
map -

(Map)

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community/	_____	Political	_____	Transportation	_____
development	<u>X</u>				

Significance (include explanation of themes checked above)

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Maps - 1849, 1858, 1866

Atlases - 1873, 1884, 1889, 1895, 1899, 1906, 1915

Roxbury Directories

Norfolk DEEDS

ADDRESS 118-120 Winthrop St. COR. Presby Place, near
Blue Hill Ave

NAME present original

MAP No. 10N/11E SUB AREA

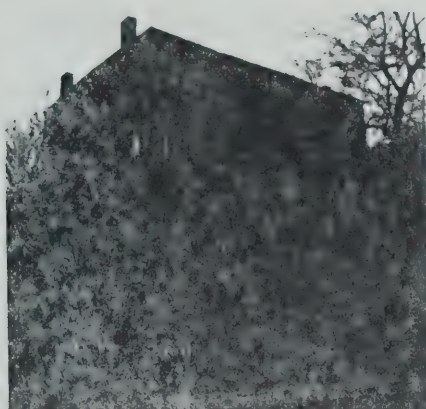
DATE 1870 SUFFOLK DEEDS 966,381;
maps, atlases 1031, 192-195
source

ARCHITECT
source

BUILDER
source

OWNER ALPHA PRESBY &
Charles F. STAFFORD
original present

PHOTOGRAPHS R23/9-183



TYPE (residential) single (double row) 2-fam. 3-deck ten apt.
(non-residential)

NO. OF STORIES (1st to cornice) 2 plus attic, basement

ROOF Mansard cupola — dormers 4 on main facade

MATERIALS (Frame) clapboards shingles stucco asphalt asbestos alum/vinyl
(Other) (brick) stone TRIM concrete iron/steel/alum.
3-bay

BRIEF DESCRIPTION Two attached, brick row houses with high basements, steep stone steps,
paired and recessed entrances, flat, unadorned fronts, 2 1/2 wood sash windows,
simple rectangular stone sills and lintels, projecting, dentillated cornice, slate
shingle covered roof slopes and brick end walls.

EXTERIOR ALTERATION (minor) moderate drastic

CONDITION good fair (poor) VACANT 118 = 1302
BOARDED UP LOT AREA 120 = 1163 sq. feet

NOTEWORTHY SITE CHARACTERISTICS

(Map)

SIGNIFICANCE (cont'd on reverse) Restrained, well
crafted pair of brick flat front mansard houses
presently vacant and in an advanced state
of deterioration. Built c. early 1870s for
Charles E. Stafford, a real estate speculator

Moved; date if known _____

Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community/ development	<u>X</u>				

Significance (include explanation of themes checked above)

STAFFord also owned #35-47 Blue Hill Ave (corner of Winthrop St) during the early 1870's.

Prior to the 1870's Blue Hill Ave. was called Grove Hall Ave after Grove Hall Mansion (Washington and ^[Blue Hill] Grove Hall Ave), home of Boston merchant Thomas Kilby JONES.

Preservation Consideration (accessibility, re-use possibilities, capacity for public use and enjoyment, protection, utilities, context)

Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

MAPS - 1832, 1849, 1856, 1858, 1866

ATLASes 1873, 1884, 1889, 1895, 1899, 1906, 1915

Town of Roxbury - F.S. DRAKE - 1878.

SUFFOLK DEEDS

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